



39 Rowan Avenue, Eastbourne, BN22 0RX

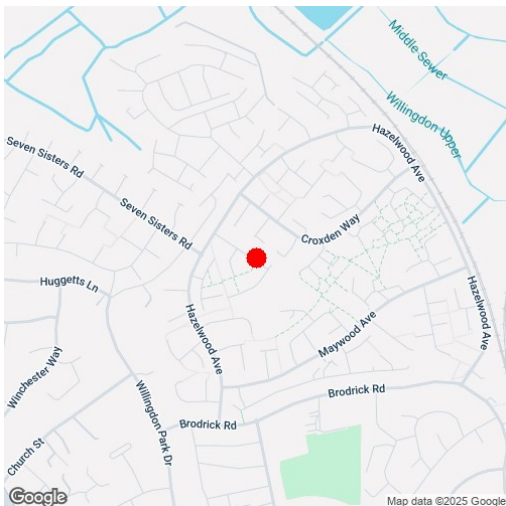
Price £295,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A good size and well presented three bedroom semi-detached house with garage, on the borders of Willington and Hampden Park. This delightful property is tucked away at the end of a quiet cul-de-sac and enjoys good size accommodation throughout comprising entrance hall, spacious open plan sitting/dining room, kitchen with range of matching wall and base units with work surface over, inset stainless steel sink and appliance spaces, ground floor wc, first floor landing three excellent size bedrooms and shower room wc with suite comprising walk in shower cubicle, wash hand basin and low level wc. The property boasts private gardens to the front and the rear and a particular feature is a detached single garage. Additional benefits include double glazing and gas central heating. This property is conveniently located to local shops, bus routes and schools and Eastbourne town centre with a more comprehensive range of shops an amenities is approximately 3 miles away.





At a Glance:

- Three bedroom semi-detached house
- Quiet cul-de-sac location in West Hampden Park
- Spacious open plan sitting/dining room
- Kitchen
- Shower room/wc
- Ground floor wc
- Private front and rear gardens
- Garage
- Close to local shops, bus route and schools
- Double glazed and gas central heating

Accommodation:

ENTRANCE HALL

SITTING/DINING ROOM
24'8" (7.52m) x 10'4" (3.15m) Max

KITCHEN
9'4" (2.84m) x 7'4" (2.24m)

WC

FIRST FLOOR LANDING

BEDROOM ONE
11'1" (3.38m) x 10'1" (3.07m)

BEDROOM TWO
10'8" (3.25m) x 9'1" (2.77m)

BEDROOM THREE
7'10" (2.39m) x 7'1" (2.16m)

BATHROOM

FRONT AND REAR GARDENS

GARAGE

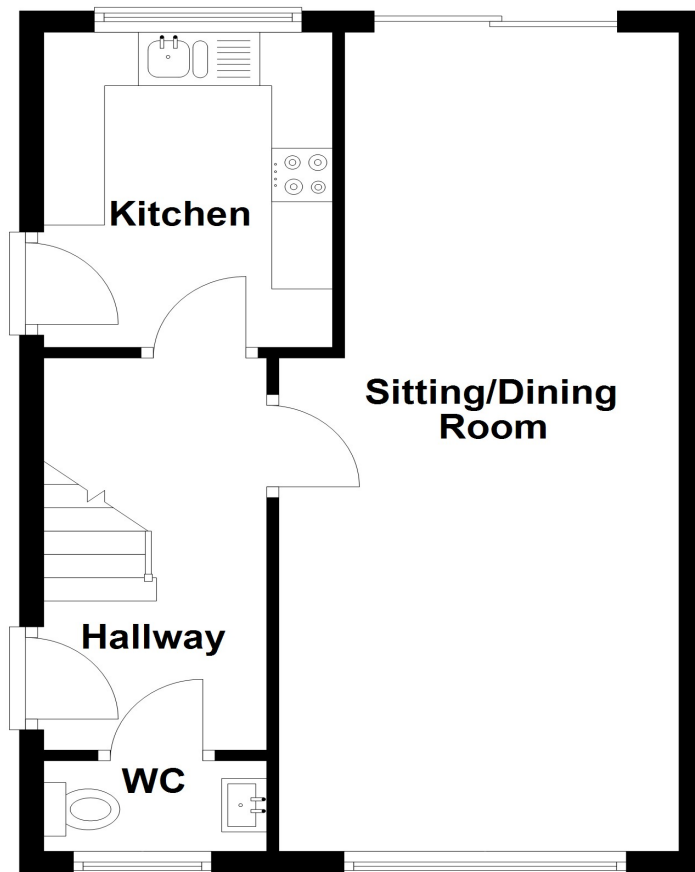
COUNCIL TAX
C

EPC
C



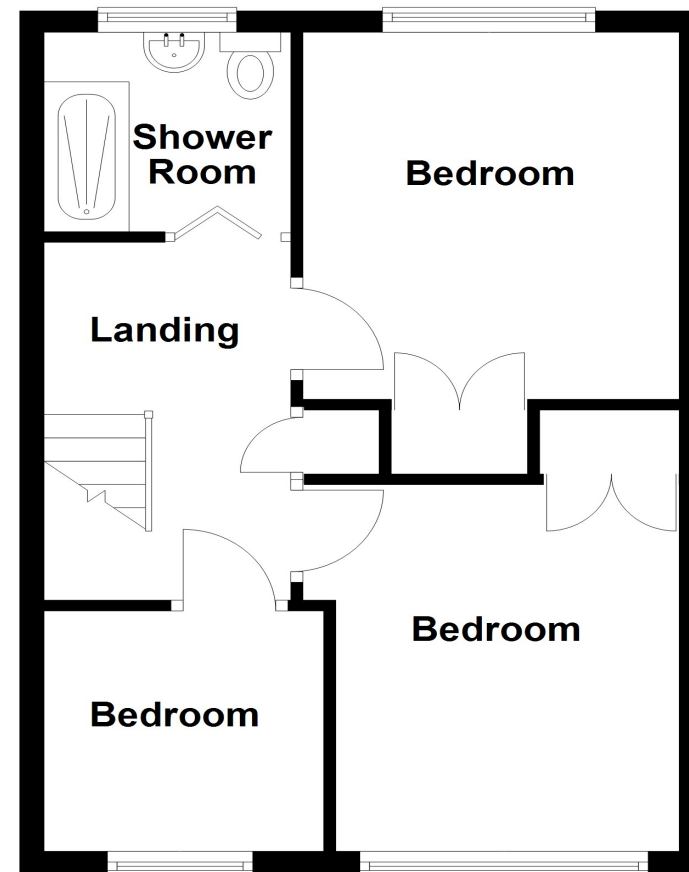
Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 80.0 sq. metres (861.2 sq. feet)

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email