



85 Broad Road, Eastbourne, BN20 9QX

Price £465,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A modern and well presented three bedroom detached bungalow with driveway and excellent size rear garden located in the popular Willingdon area. This delightful property has been extended and updated in recent years by the current owners and boasts accommodation comprising entrance hall, excellent size sitting room with skylights allowing an abundance of natural light which opens to a modern open plan kitchen/dining room, again with skylights plus french doors opening to the rear garden, the kitchen area has a comprehensive range of matching wall and base units, plenty of work surface space and breakfast bar. There is a useful utility room located off the hall. The property has three great size bedrooms with the main bedroom having the benefit of a modern en-suite shower room and there is a modern bathroom off the hall. There is a block paved driveway to the front providing off road parking for 2/3 vehicles and a particular feature is the great size rear garden which is principally laid to lawn with area of patio. The bungalow is located within easy reach of local shops, the South Downs and Polegate high street which has a variety of shops and amenities aswell as a mainline train station with excellent links to London, Brighton, Gatwick and Eastbourne.





At a Glance:

- Three bedroom detached bungalow
- Popular Willingdon location
- Well presented throughout
- Sitting room
- Modern kitchen/dining room
- Excellent size rear garden
- Driveway
- Modern bathroom plus en-suite shower room
- Double glazing
- Gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

20'2" (6.15m) x 12'0" (3.66m)

KITCHEN/DINING ROOM

20'2" (6.15m) x 13'8" (4.17m)

UTILITY ROOM

8'0" (2.44m) x 4'8" (1.42m)

BEDROOM 1

17'4" (5.28m) x 10'11" (3.33m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'2" (3.71m) x 10'6" (3.2m)

BEDROOM 3

9'4" (2.84m) x 9'2" (2.79m)

BATHROOM

OUTSIDE:

BLOCK PAVED DRIVEWAY

REAR GARDEN

COUNCIL TAX:

Band "C"

EPC:

"C"





Total area: approx. 105.3 sq. metres (1133.0 sq. feet)
85, Broad Road, Willingdon, Eastbourne

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

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk