



8 Broom Close, Eastbourne, BN22 0TQ

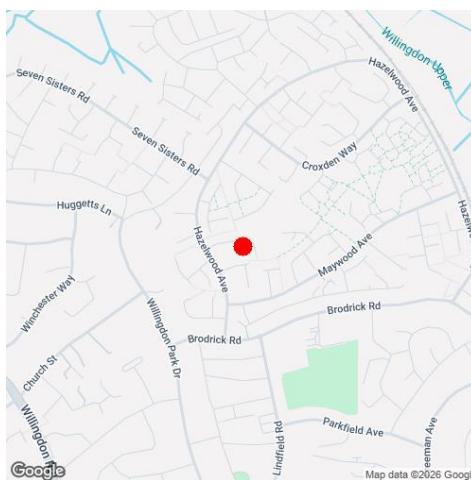
Price £445,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully appointed extended bungalow with three double bedrooms set within attractive secluded gardens, enjoying a quiet cul-de-sac location on the borders of Willingdon and Hampden Park. The property has been the subject of much improvement over recent years and of particular note is the extended living room which measures an impressive 23' x 15' enjoying a dual aspect with patio doors opening onto the rear garden. The kitchen was refitted in 2022 with a comprehensive range of wall and base units together with integrated appliances that include an electric oven and gas hob. The spacious bathroom is well appointed and has both a bath and shower cubicle and a small ensuite shower room to the master bedroom was created in 2023. Other benefits include, gas central heating with a new boiler installed in 2025, sealed unit double glazing and plantation shutters to the front elevation. There is driveway parking in addition to a detached garage. Local shopping facilities are available in Lindfield Road, whilst the centre of Hampden Park with its mainline railway station is approximately 1 mile distant. An internal inspection is essential to appreciate the merits of this superior property.





At a Glance:

- Beautifully appointed throughout
- Extended 23' x 15' living room
- Refitted kitchen in 2022
- Three double bedrooms
- Two bath/shower rooms (one en-suite)
- Level lawned gardens
- Garage and off-road parking
- Gas central heating with new boiler 2025
- Sealed unit double glazing



Accommodation:

HALL

LIVING ROOM

23'6" (7.16m) x 15'9" (4.8m)

FITTED KITCHEN

11'4" (3.45m) x 8'8" (2.64m)

BEDROOM 1

12'9" (3.89m) x 10'10" (3.3m)

Narrowing to 10'

EN-SUITE SHOWER ROOM

BEDROOM 2

12'9" (3.89m) x 11'0" (3.35m)

BEDROOM 3

9'2" (2.79m) x 9'0" (2.74m)

BATHROOM/WC

OUTSIDE

Gardens front and rear, the latter approximately 30' x 50'

DETACHED GARAGE AND DRIVEWAY PARKING

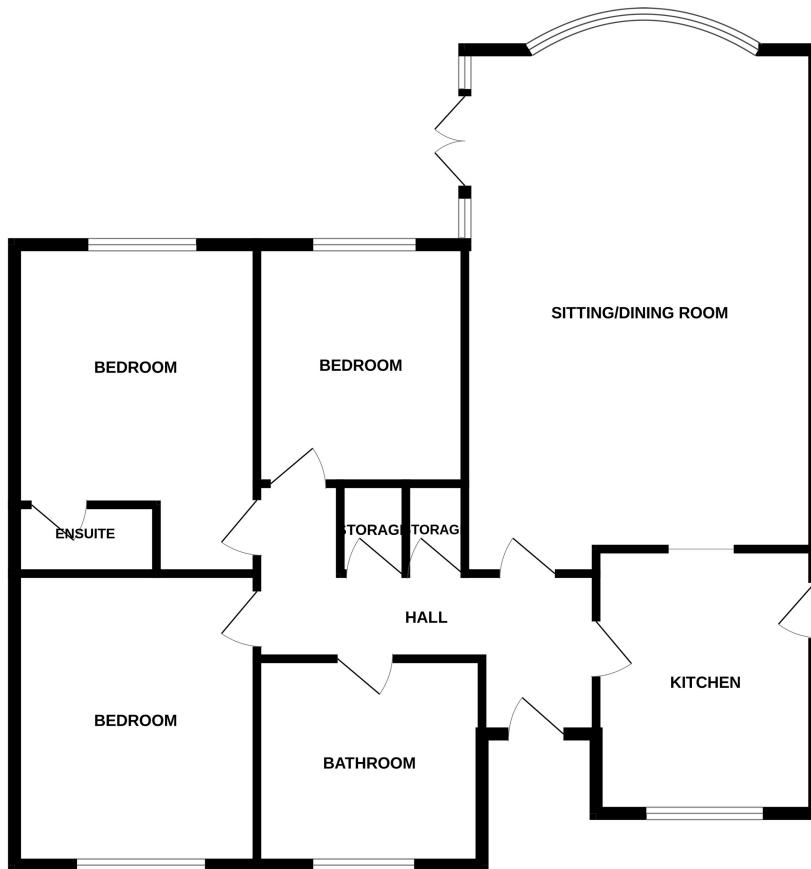
COUNCIL TAX

Band 'D'

EPC

Band 'C'

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Merieux 62029

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.

**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