



41 Rowan Avenue, Eastbourne, BN22 0RX

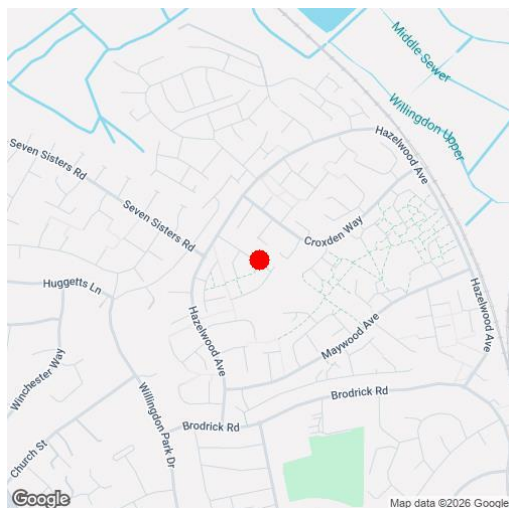
Price £325,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An excellent size and well presented three bedroom detached house with garage and parking on the borders of Willingdon 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 porch, entrance hall, sitting room with bi-fold doors opening to a dining room, large conservatory, 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 detached house
- Quiet-cul-de-sac location
- Well presented
- Gardens to front and rear
- Garage and parking
- Kitchen
- Sitting room opening to a dining room
- Conservatory
- Shower room
- Close to local shops, bus routes and schools

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

15'2" (4.62m) x 10'8" (3.25m)

DINING ROOM

9'6" (2.9m) x 9'0" (2.74m)

KITCHEN

9'5" (2.87m) x 7'7" (2.31m)

CONSERVATORY

15'1" (4.6m) x 9'3" (2.82m)

WC

FIRST FLOOR LANDING

BEDROOM 1

11'4" (3.45m) x 10'4" (3.15m)

BEDROOM 2

11'2" (3.4m) x 9'4" (2.84m)

BEDROOM 3

7'5" (2.26m) x 7'4" (2.24m)

SHOWER ROOM / WC

OUTSIDE:

FRONT & REAR GARDENS

OFF ROAD PARKING AT THE REAR

GARAGE

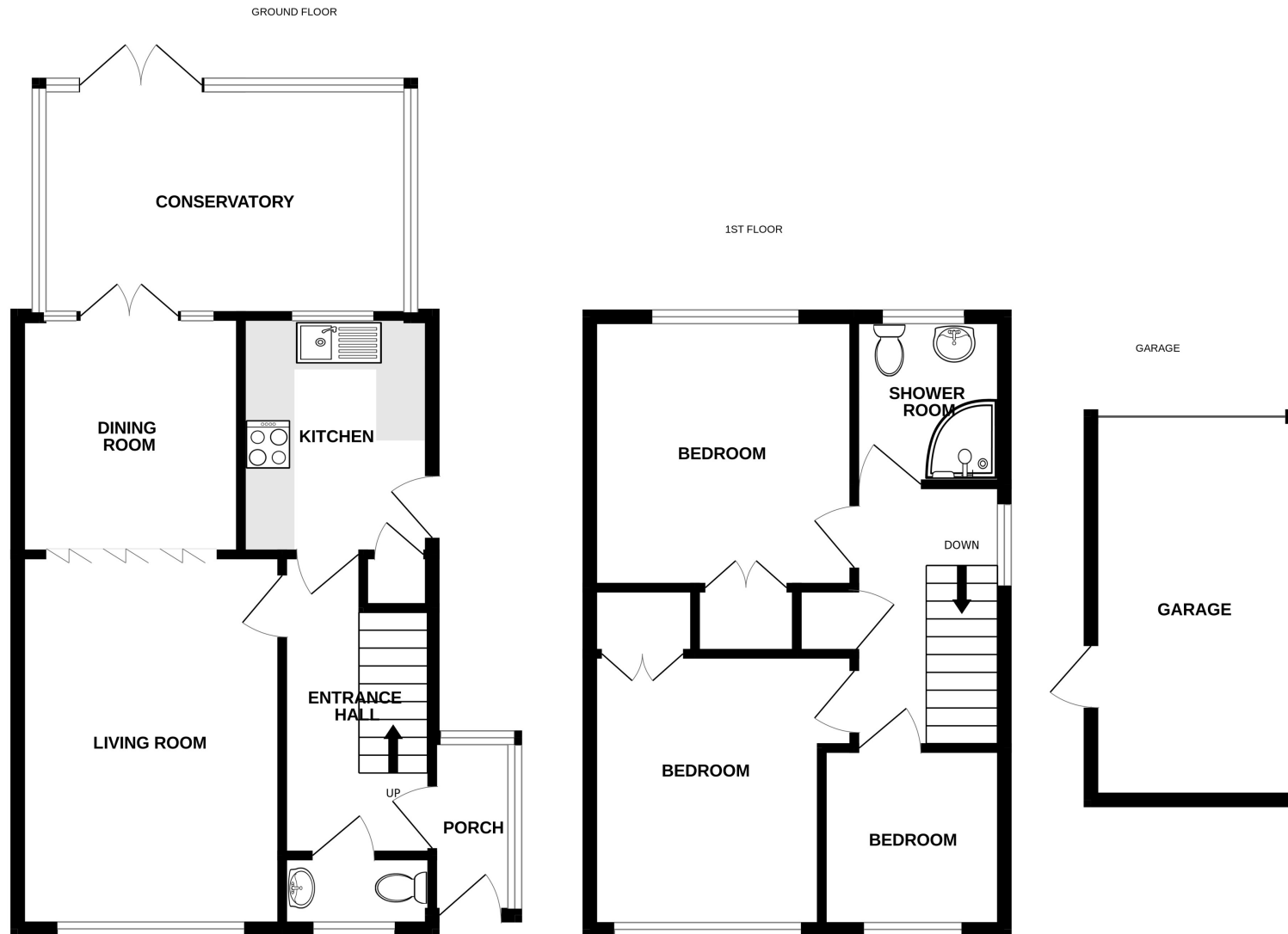
COUNCIL TAX:

Band 'D'

EPC:

'D'





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.
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