

39 Burton Road, Eastbourne, BN21 2RE

Price £415,000 | Freehold

Leaper Stanbrook

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An excellent size three bedroom detached house with secluded garden, driveway and garage located in a quiet residential position within the popular Rodmill area of Eastbourne. This spacious family home enjoys accommodation comprising large entrance hall, further hall, sitting/dining room, kitchen with range of matching wall and base units, downstairs WC, stairs to first floor landing, three excellent size bedrooms and family bathroom/WC. There are gardens to the front and rear and the property is approached via a good size driveway providing off road parking for several vehicle which leads to a garage with power, light and accessed via an up and over door. Additional benefits include double glazing and gas central heating. The property is conveniently located within easy reach of the Rodmill shops at Framfield Way where there is a Co-op, a bakery, post office, cafe and take away food options. Eastbourne district general hospital is very near by as are good bus routes.

















At a Glance:

- Spacious three bedroom detached house
- Popular Rodmill location
- Close to shops, bus routes and Hospital
- Large sitting/dining room
- Kitchen
- Bathroom/WC
- Ground floor WC
- Driveway and garage
- Double glazing
- Gas central heating





Accommodation:

ENTRANCE HALL

SITTING/DINING ROOM
27'9" (8.46m) x 14'9" (4.5m)

KITCHEN
10'9" (3.28m) x 8'6" (2.59m)

WC

FIRST FLOOR LANDING

BEDROOM 1
17'6" (5.33m) x 9'9" (2.97m)

BEDROOM 2
11'8" (3.56m) x 10'5" (3.18m)

BEDROOM 3
11'7" (3.53m) x 8'7" (2.62m)

BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY

GARAGE

COUNCIL TAX:
Band "D"

EPC:
T.B.C.



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.

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