



## 38 Brampton Road, Eastbourne, BN22 9BN

£339,950



HUNT FRAME ESTATE AGENTS are proud to offer with a this well Situated property, sitting at the end of a cul-de-sac, a delightful semi-detached house which offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The open plan living and dining room creates a warm and inviting atmosphere, perfect for both relaxation and entertaining.

One of the standout features is the extensive south-westerly rear garden, which provides a wonderful outdoor space for gardening, play, or simply enjoying the sunshine. Additionally, off-road parking is available, as well as a garage, adding to the convenience of this lovely home.

Situated in a prime location, this house is conveniently close to local shops, schools, and the railway station, making it an excellent choice for commuters and families alike.





ENTRANCE PORCH

Of double glazed and brick construction with tiled flooring.

ENTRANCE HALL

Radiator. Cloaks cupboard. Double glazed window to side. Stairs rising to first floor with storage cupboard beneath.

LOUNGE/DINING ROOM

15'10" x 12'11" and 10'5" x 9'6" (4.83 x 3.94 and 3.19 x 2.91)  
Dual aspect. Double glazed bay window to front. Double glazed patio door to rear. Gas flame coal effect fire with marble effect inset and hearth with mantel surround. Television point. Two radiators.

KITCHEN

9'2" x 7'8" (2.8 x 2.34)  
Double glazed window to garden. Inset stainless steel sink unit with single drainer. Concealed gas boiler. Fitted in a range of wall and base level units and drawers with complementary work surface over. Tiled splashbacks. Plumbing point for washing machine.

FIRST FLOOR LANDING

Loft access with ladder, boarded with power and ight with two velux windows. Double glazed window to side.

BEDROOM ONE

13'10" x 10'5" (4.22 x 3.19)  
Double glazed bay window to front. Two built in wardrobes with storage cupboards over. Radiator. Picture rail.

BEDROOM TWO

11'7" x 9'3" (3.54 x 2.83)  
Double glazed window to rear. Built-in double wardrobe. Built-in airing cupboard. Radiator.

BEDROOM THREE

10'11" x 8'0" (3.35 x 2.44)  
Double glazed window to rear. Radiator.

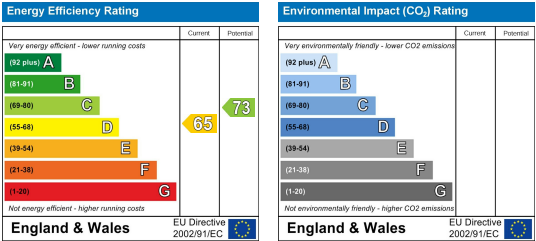
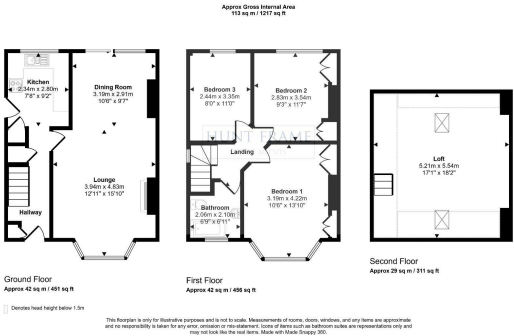
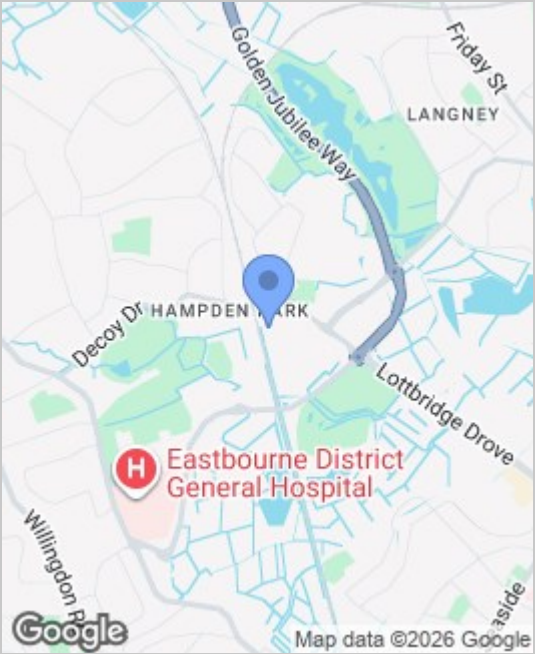
REAR GARDEN

100' plus (30.48m plus )  
South westerly aspect., Patio area with steps down to further patio and lawn. Mature shrubs. Shed. Workshop with power and light. Garden store. Raised pond.

OFF ROAD PARKING

DETACHED SINGLE GARAGE

With up and over door, power and light, door to rear garden.



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