

St. Martins Road, Eastbourne, BN22 0LG

Price Guide £300,000

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St. Martins Road, Eastbourne, BN22 0LG

PRICE GUIDE: £300,000 - £315,000

A modern three-bedroom home, ideally situated within a popular development, offered to the market chain free.

Constructed approximately 4–5 years ago, this attractive property provides contemporary living accommodation arranged over two floors, making it an ideal purchase for families, first-time buyers, or those seeking a low-maintenance home.

Upon entering, you are welcomed by a useful entrance lobby, complete with a convenient ground floor WC. This leads through to a bright and comfortable living room, perfect for relaxing or entertaining.

To the rear of the property, the modern kitchen is thoughtfully designed with ample storage and workspace, and features double doors opening directly onto the generously sized rear garden—ideal for outdoor dining and enjoying warmer months.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a rear bedroom enjoys pleasant views towards the South Downs, adding a scenic touch to everyday living. A contemporary family bathroom with a shower over the bath serves the remaining bedrooms.

Further benefits include double glazing, gas central heating, and off-road parking.

Being sold chain free, this is a fantastic opportunity to secure a nearly new home in a sought-after location with minimal delay.

























Living room
15'5" x 11'9" (4.70m x 3.58m)

Kitchen
15'5" x 11'2" (4.70m x 3.40m)

Bathroom
7'2" x 5'11" (2.185 x 1.807)

WC

Bedroom One
12'7" x 10'10" (3.84m x 3.30m)

En-suite

Bedroom Two
12'6" x 8'1" (3.81m x 2.46m)

Bedroom Three
8'11" x 7'5" (2.72m x 2.26m)

Council Tax C - £2,425.27 Per Annum

Floor Plan

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

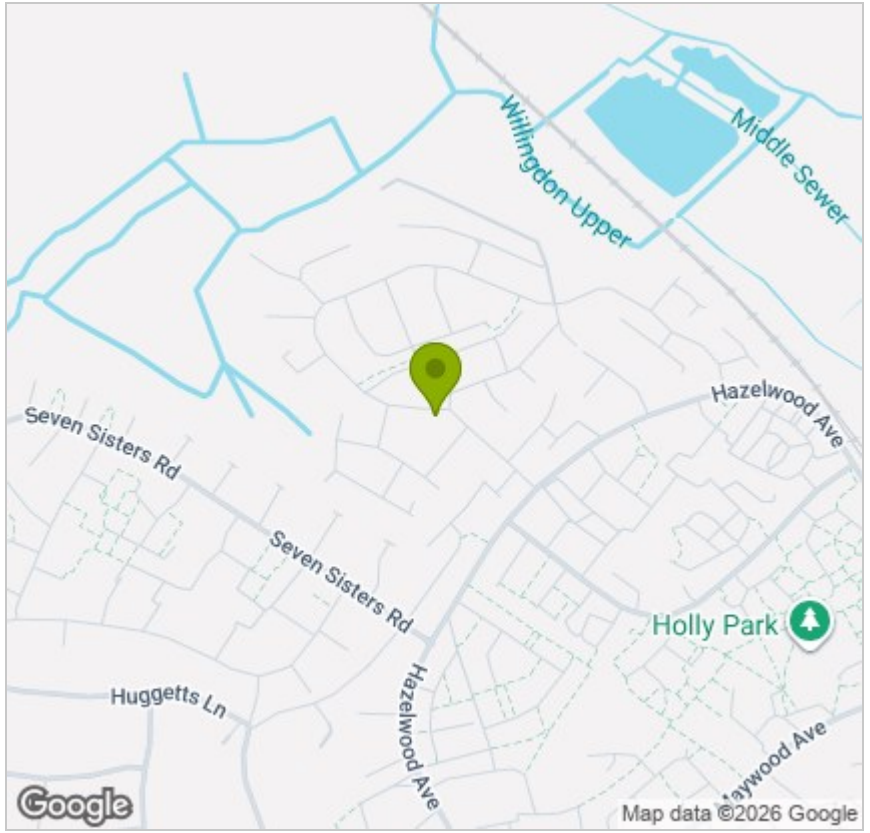
1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



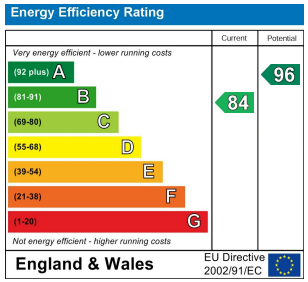
TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01323 723 500
if you wish to arrange a viewing appointment for this property or require further information.

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