



40 Longland Road, Eastbourne, BN20 8HS

Offers in Excess of £400,000 | Freehold

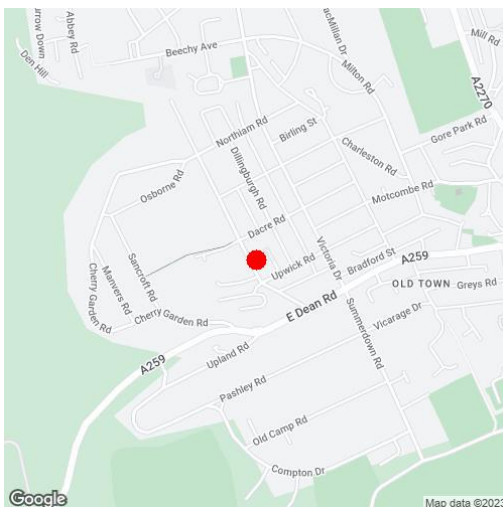
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A well presented 1930's style three bedroom hall to hall design semi-detached house in the favoured Old Town area of Eastbourne. The ground floor accommodation with Camaro flooring throughout, comprises a cloakroom/wc, two separate reception rooms and a shaker-style fitted kitchen with a range of wall and base units beneath contoured work surfaces, with space for a Range-style oven and dishwasher. The three first floor bedrooms are all of a good size and are served by the family bathroom with an independent shower unit over the bath. The house is set within gardens to the front and rear; the latter has a raised decked sitting area leading down to an area of lawn and extends to some 50'. Located within 50 yards of Old Town Recreational Ground, schools catering for most age groups are in the vicinity, whilst local shopping facilities are available in Albert parade.







## At a Glance:

- Well presented throughout
- Favoured Old Town location
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Gardens to the front and rear
- Gas central heating
- Sealed unit double glazing

## Accommodation:

**LARGE ENTRANCE HALL**

**CLOAKROOM**

**SITTING ROOM**

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

**DINING ROOM**

12'2" (3.71m) x 10'3" (3.12m)

**KITCHEN**

12'0" (3.66m) x 8'0" (2.44m)

**BEDROOM 1**

13'0" (3.96m) x 12'4" (3.76m)

**BEDROOM 2**

12'3" (3.73m) x 10'4" (3.15m)

**BEDROOM 3**

11'3" (3.43m) x 8'0" (2.44m)

**BATHROOM**

**OUTSIDE:**

**GARDENS FRONT & REAR**

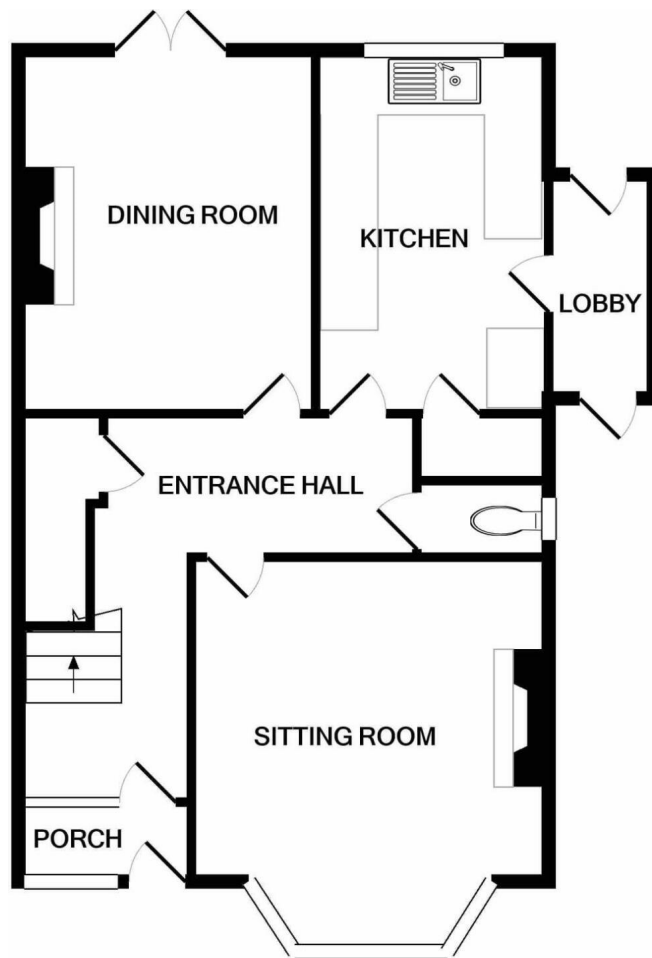
**COUNCIL TAX:**

Band "D"

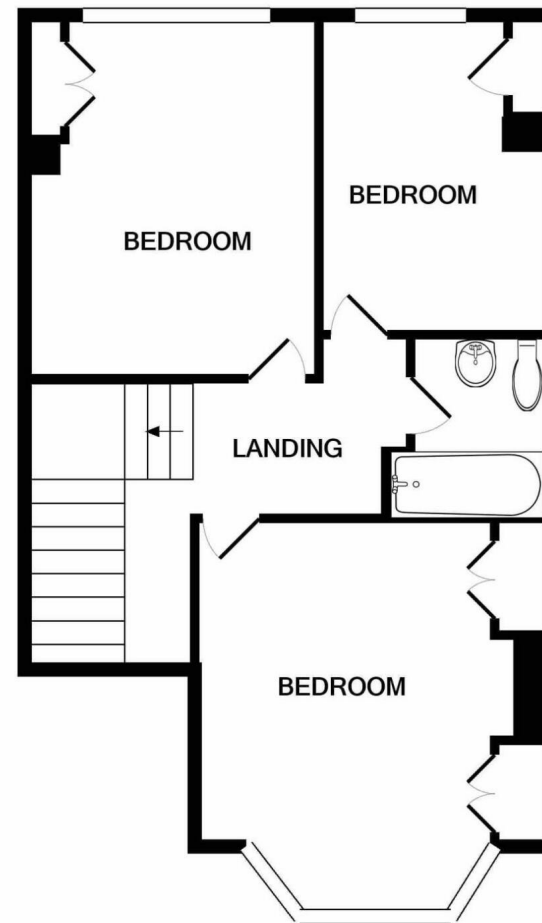
**EPC:**

"D"





GROUND FLOOR  
APPROX. FLOOR  
AREA 563 SQ.FT.  
(52.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**LS Leaper Stanbrook**

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