



34 Birling Street, Eastbourne, BN21 1RL

Price £325,000 | Freehold

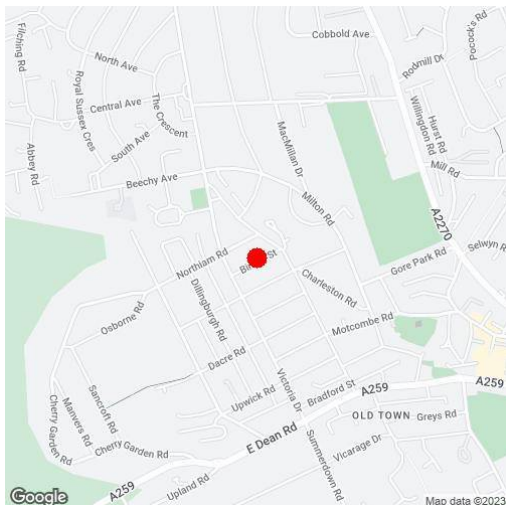
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A newly decorated bay-fronted house of pleasing period character enviably located on the much favoured Old Town area of Eastbourne. The house forms part of a terrace of similar properties and provides well-proportioned accommodation over two floors. The sitting room is arranged at the front of the house whilst the kitchen/dining room provides access to the rear garden. The kitchen area is fitted with a range of wall and base units to one wall with an integrated oven and hob. The two first floor bedrooms are double rooms and are served by a spacious re-fitted bathroom. Other benefits include gas central heating and sealed unit double glazing to the front elevation. The rear garden extends to approximately 55` and is laid principally to lawn. Local shopping facilities are available in Green Street whilst schools catering for most age groups are in the vicinity.







## At a Glance:

- Two double bedrooms
- Generous kitchen/dining room
- 55` rear garden
- Re-fitted bathroom
- Gas central heating
- Partial sealed unit double glazing

## Accommodation:

### HALL

### SITTING ROOM

10'9" (3.28m) x 13'11" (4.24m)  
Into Bay

### KITCHEN/DINING ROOM

16'5" (5m) x 13'0" (3.96m)

### BEDROOM 1

16'6" (5.03m) x 11'6" (3.51m)  
narrowing to 13'8"

### BEDROOM 2

13'0" (3.96m) x 9'0" (2.74m)

### BATHROOM/WC

### OUTSIDE:

### FRONT GARDEN

### REAR GARDEN

In excess of 55`

### OUTSIDE WC & STORE

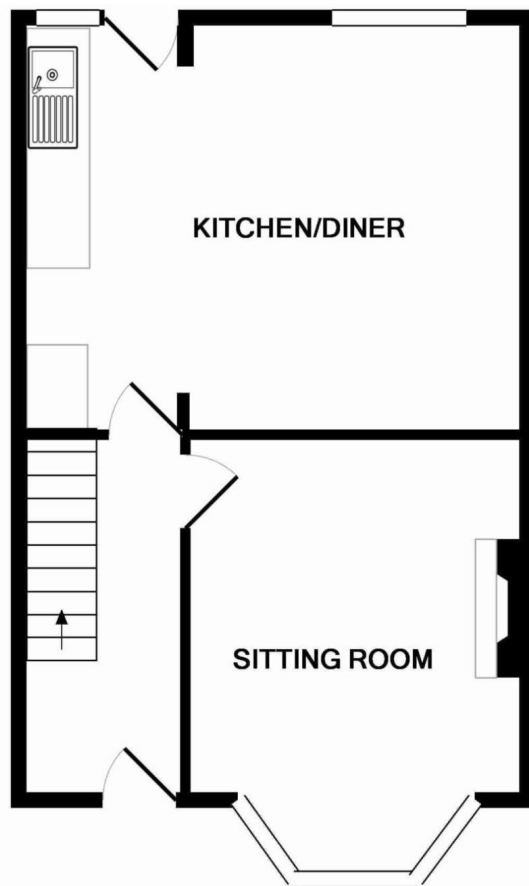
### COUNCIL TAX:

Band `C`

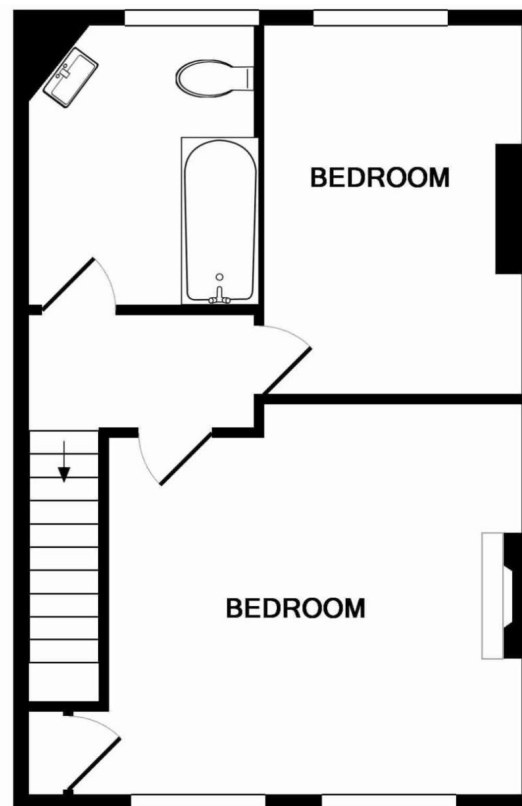
### EPC:

`D`





GROUND FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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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.

**LS Leaper Stanbrook**

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