34 Birling Street, Eastbourne, BN21 1RL

Price £325,000 | Freehold

LS Leaper Stanbrook

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.
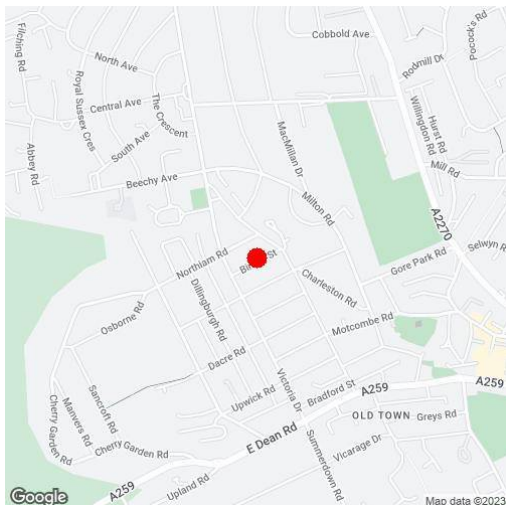
At a Glance:

- 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`
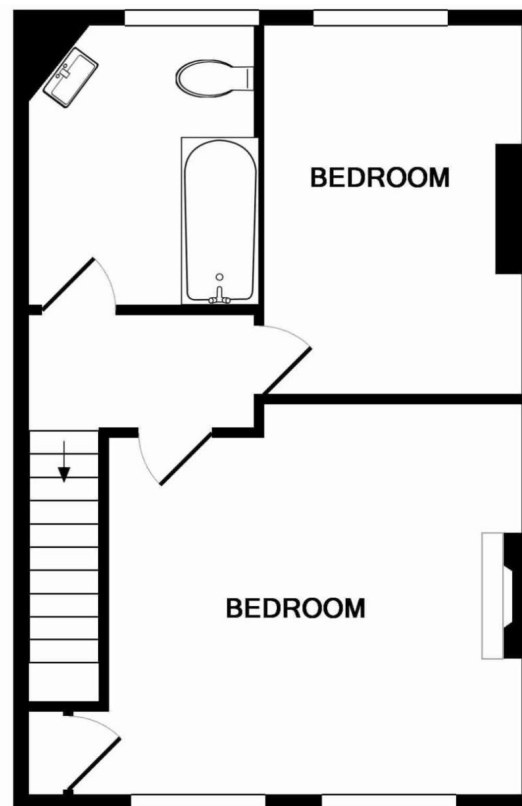
KITCHEN/DINER

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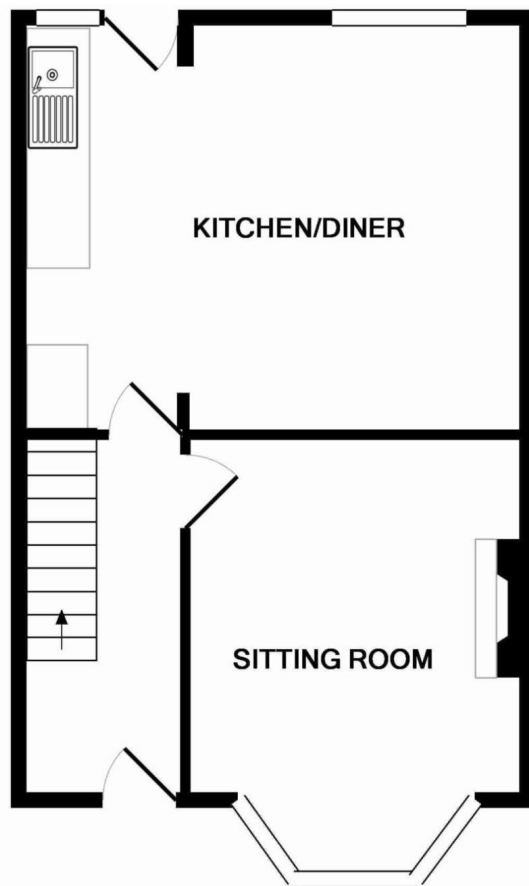
GROUND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

BEDROOM

BEDROOM

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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Ref: 3

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