



7 St. Leonards Road, Eastbourne, BN21 3UH

Guide Price £450,000 | Freehold

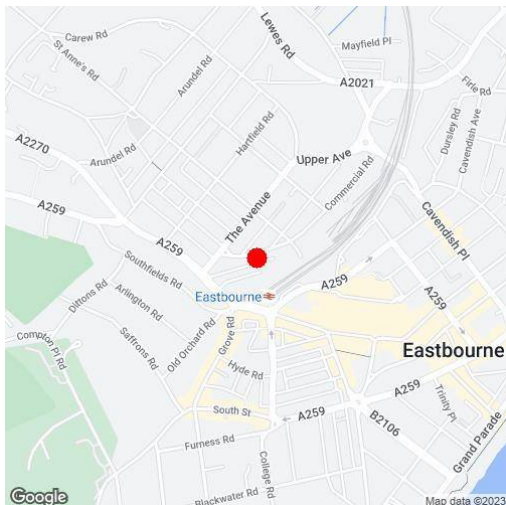
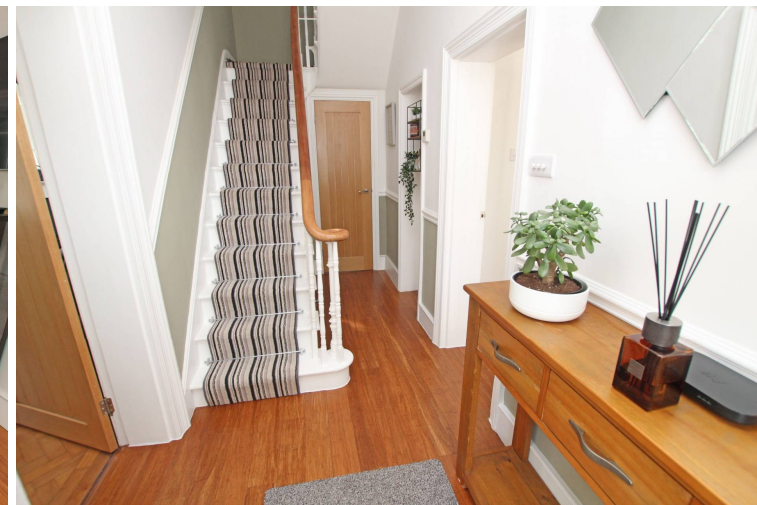
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



An exceptionally well appointed three bedroom semi-detached house of Victorian character enjoying a most convenient location within a few hundred yards of Eastbourne town centre and railway station. The house has been the subject of considerable improvement by the present owners and is presented for sale in what is considered to be show-home condition. The light and well proportioned accommodation comprises a generous sitting room and a superb 18' x 13' kitchen/dining room with casement doors opening onto the garden. The kitchen area is fitted with a comprehensive range of matching wall and base units beneath solid wood work surfaces with integrated appliances that include a double oven, gas hob and dishwasher. The adjacent utility room has ample space and plumbing for additional appliances and leads to the re-fitted ground floor shower room/wc. The three first floor bedrooms are served by a beautifully appointed bathroom. The house is set behind security gates with off-road parking and the secluded manageable gardens are a most attractive feature. Other benefits include gas central heating and sealed unit double glazed windows throughout. An internal inspection is essential to appreciate the merits of this exceptional home.







### At a Glance:

- Presented for sale in show-home condition
- Generous sitting room
- Superb 18' x 13' kitchen/dining room with integrated appliances
- Three bedrooms
- Two bath/shower rooms
- Manageable secluded gardens
- Off-road parking
- Gas central heating
- Sealed unit double glazing
- Town centre location within a few hundred yards of Eastbourne railway station

### Accommodation:

#### PORCH

#### HALL

#### SITTING ROOM

15'6" (4.72m) x 13'9" (4.19m)

#### KITCHEN/DINING ROOM

18'3" (5.56m) x 13'0" (3.96m)

#### UTILITY ROOM

12'0" (3.66m) x 9'6" (2.9m) Max

#### SHOWER ROOM/WC

#### FIRST FLOOR

#### BEDROOM 1

13'0" (3.96m) x 12'0" (3.66m)

#### BEDROOM 2

13'9" (4.19m) x 9'9" (2.97m)

#### BEDROOM 3

13'9" (4.19m) x 7'8" (2.34m)

#### BATHROOM/WC

#### OUTSIDE:

#### SMALL GARDEN

#### OFF ROAD PARKING

#### COUNCIL TAX:

Band "C"

#### EPC:

"D"





Ref: 1

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**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) website

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) email