



22 Stuart Avenue, Eastbourne, BN21 1UR

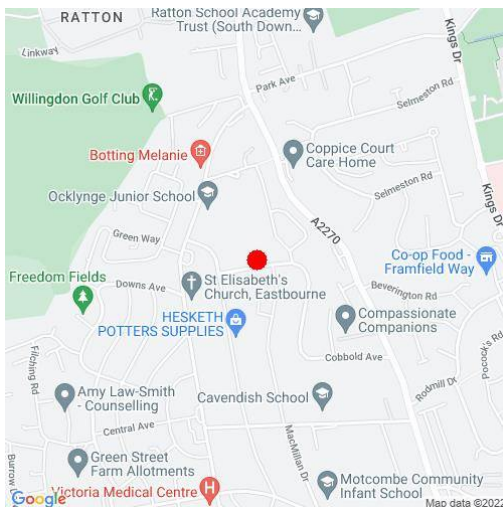
Price £425,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Enjoying a much favoured location in the Old Town area of Eastbourne- a well proportioned three bedroom detached house with popular schools catering for all age groups in the immediate vicinity. The accommodation comprises two communicating reception rooms together with a kitchen, utility room and cloakroom/wc on the ground floor. The three first floor bedrooms are served by a re-fitted shower room and two of the bedrooms enjoy far reaching views to The South Downs. Other benefits include sealed unit double glazing, gas central heating together with a 50' lawned rear garden and a brick paviour driveway providing additional off-road parking to the attached garage. The house is now in need of modernisation and complete redecoration and is considered an excellent opportunity for someone wishing to create a very comfortable home appointed and decorated to their own choosing.





At a Glance:

- Favoured Old Town location
- Three bedrooms
- Two communicating reception rooms
- Kitchen and adjacent utility room
- 50' rear garden
- Garage and off-road parking
- Gas central heating
- Scope for improvement

Accommodation:

ENTRANCE PORCH

HALLWAY

CLOAKROOM / WC

SITTING ROOM

15'5" (4.7m) x 13'5" (4.09m)

DINING ROOM

10'0" (3.05m) x 8'4" (2.54m)

KITCHEN

12'6" (3.81m) x 8'4" (2.54m)

UTILITY ROOM

8'1" (2.46m) x 7'8" (2.34m)

FIRST FLOOR LANDING

BEDROOM ONE

13'6" (4.11m) x 12'0" (3.66m)

BEDROOM TWO

10'6" (3.2m) x 10'0" (3.05m) Max

BEDROOM THREE

13'2" (4.01m) x 7'0" (2.13m)

SHOWER ROOM

SEPARATE WC

OUTSIDE:

FRONT AND REAR GARDENS

GARAGE

17'8" (5.38m) x 7'9" (2.36m)

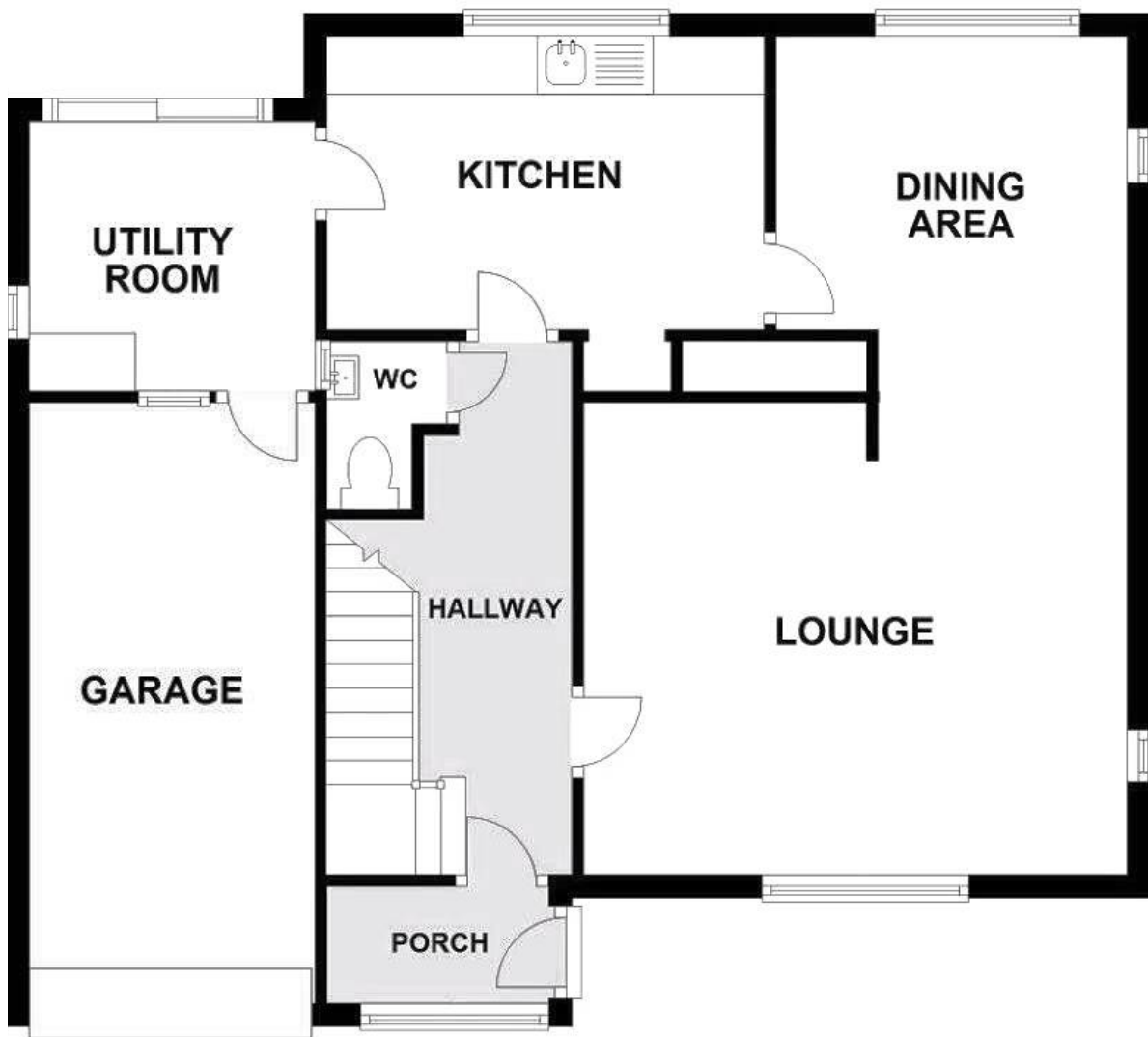
COUNCIL TAX:

Band 'E'

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

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk