



1a Southfields Road, Eastbourne, BN21 1BU

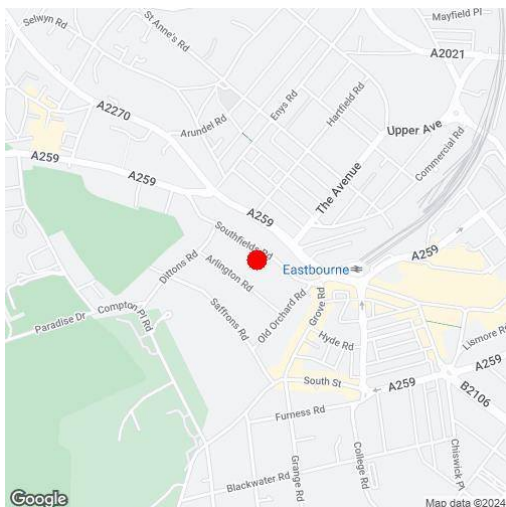
Price £475,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An opportunity to acquire a terraced three bedroom town house with a delightful rear garden extending to in excess of 100ft. Situated just west of Eastbourne Town Centre, yet only a few hundred yards from the mainline railway station and The Beacon Shopping Centre, the house is considered to occupy an exceptionally convenient location. The house offers well proportioned accommodation arranged over three floors comprising an entrance hall with access to an integral garage, stairs to the first floor with a living/dining room, kitchen (with integrated oven, hob and extractor unit) and a cloakroom. On the second floor are three bedrooms and a family bathroom. A particular feature of the property is a delightful rear garden with a south westerly aspect and having a large patio with pergola leading to an area of lawn and a further area to the rear with greenhouse and summerhouse. The rear garden has a delightful range of trees and shrubs including mature fruit trees. There is also a front garden and driveway leading to the integral garage with electric door.





## At a Glance:

- Terraced house
- Close to town centre
- Three bedrooms
- Integral garage
- 100ft rear garden
- Two reception rooms
- Chain free

### Accommodation:

#### ENTRANCE HALL

built in cupboard and door to

#### INTEGRAL GARAGE

18'5" (5.61m) x 10'5" (3.18m)

#### STAIRS TO FIRST FLOOR

#### LIVING ROOM / DINING ROOM

##### LIVING AREA

14'6" (4.42m) x 10'9" (3.28m)

##### DINING AREA

14'6" (4.42m) x 10'1" (3.07m)

#### KITCHEN

11'0" (3.35m) x 7'2" (2.18m) with integrated hob, oven and extractor unit

#### CLOAKROOM

#### SECOND FLOOR LANDING

##### BEDROOM 1

14'1" (4.29m) x 10'2" (3.1m) built in wardrobe

##### BEDROOM 2

12'8" (3.86m) x 10'2" (3.1m) range of built in furniture

##### BEDROOM 3

built in wardrobe

#### FAMILY BATHROOM

#### OUTSIDE:

##### REAR GARDEN

extending to over 100ft

##### FRONT GARDEN

#### DRIVEWAY

#### EPC:

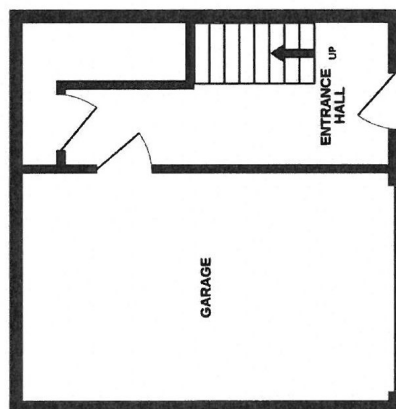
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#### COUNCIL TAX:

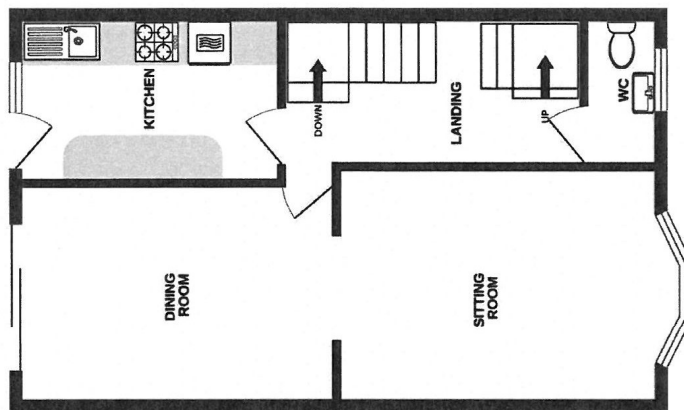
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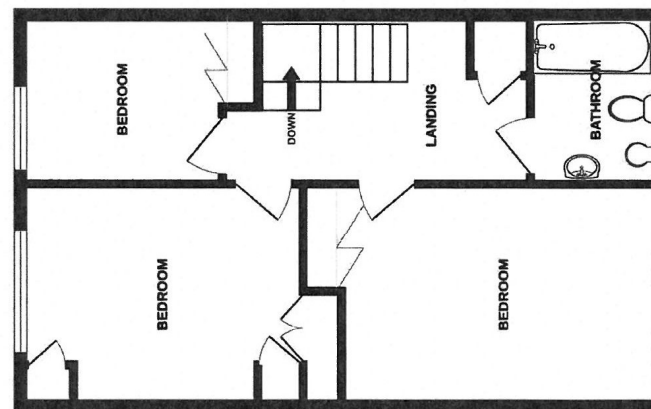
GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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