



26 Annington Road, Eastbourne, BN22 8NG

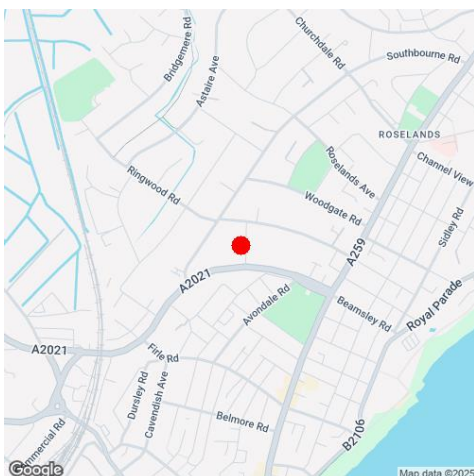
Price £400,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented three bedroom semi-detached home within the popular Roselands area of Eastbourne which has been meticulously refurbished by the current owners since their purchase in 2018. This delightful property offers a perfect blend of modern comfort and timeless elegance. The heart of the home is the stylish kitchen/breakfast room, thoughtfully designed with contemporary fittings, centre island with breakfast bar, a comprehensive range of wall and base units complemented perfectly with granite work surfaces, boasting fitted appliances and bi-fold doors opening to the rear garden. There is a comfortable and welcoming open-plan sitting/dining room, a bright and spacious area ideal for both relaxing and entertaining. A convenient downstairs WC completes the ground floor accommodation. Upstairs, there are three generously sized bedrooms, all beautifully presented and with built in storage cupboards, along with a luxurious bath/shower room, finished to an exceptional standard with high-quality fittings. Outside, the property boasts a low maintenance front garden as well as a stunning, secluded and beautifully landscaped rear garden which has the benefit of a fantastic home office/studio which provides a versatile space for remote working, hobbies, or additional guest accommodation. The property is double glazed throughout with the addition of fitted window shutters and blinds and the property has gas central heating provided by a combi boiler.





At a Glance:

- Stunning three bedroom semi-detached house
- Popular Roselands location
- Close to town centre, seafront and mainline train station
- Open plan sitting/dining room
- Elegant bath/shower room
- Downstairs wc
- Double glazed throughout
- New combi boiler
- Home office/studio
- Beautifully landscaped gardens

Accommodation:

ENTRANCE HALL

SITTING/DINING ROOM

23'7" (7.19m) x 13'3" (4.04m)

KITCHEN/BREAKFAST ROOM

13'4" (4.06m) x 13'2" (4.01m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

13'0" (3.96m) x 11'8" (3.56m)

BEDROOM 2

13'2" (4.01m) x 11'4" (3.45m)

BEDROOM 3

13'0" (3.96m) x 11'5" (3.48m) Max

BATH/SHOWER ROOM

OUTSIDE:

FRONT & REAR GARDENS

HOME OFFICE/STUDIO

13'10" (4.22m) x 6'10" (2.08m)

COUNCIL TAX:

Band "C"

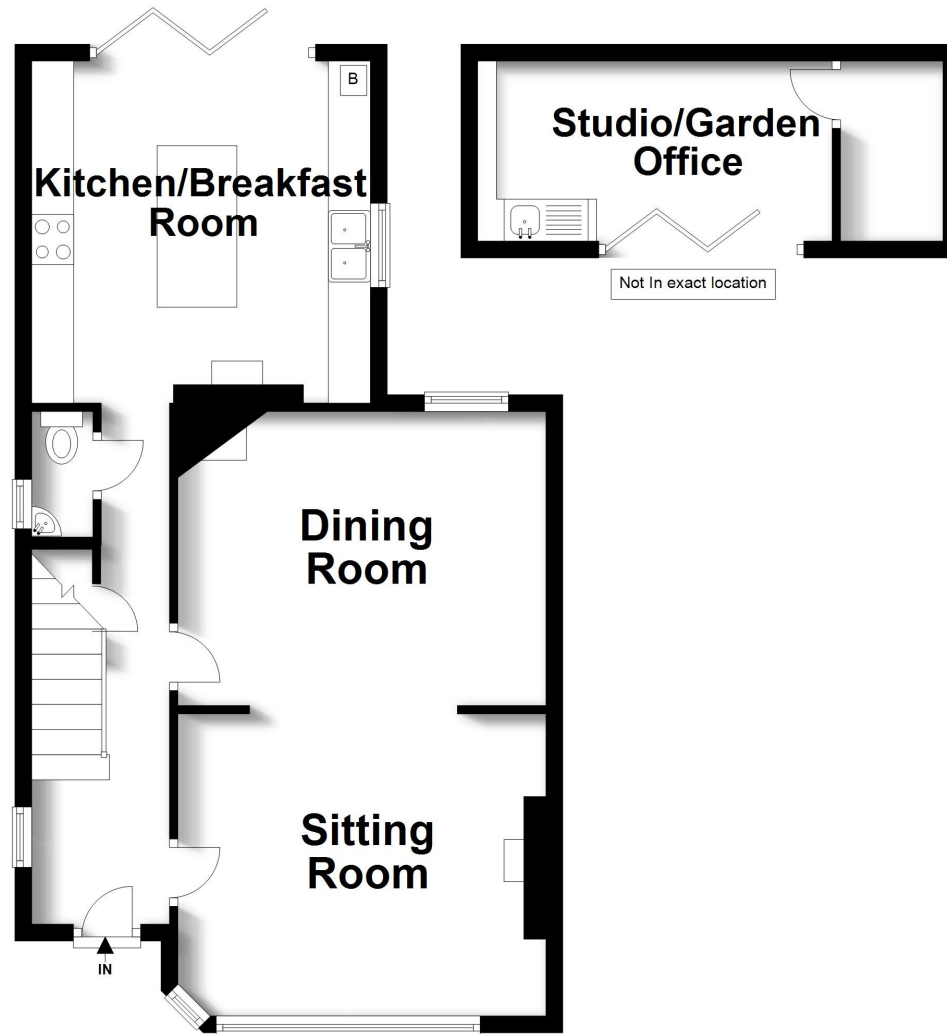
EPC:

"D"



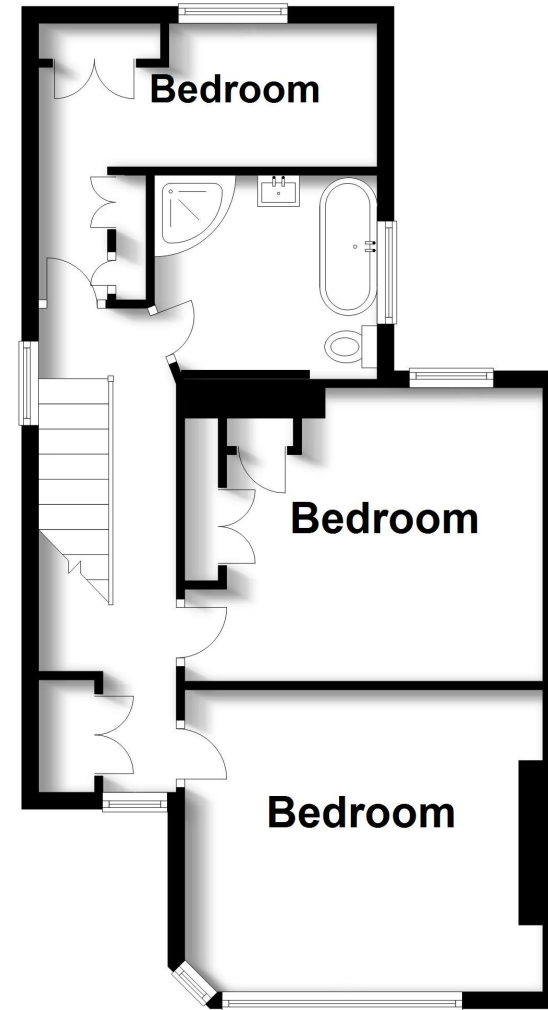
Ground Floor

Approx. 75.8 sq. metres (815.9 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.6 sq. feet)



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