



58 Sidley Road, Eastbourne, BN22 7JN

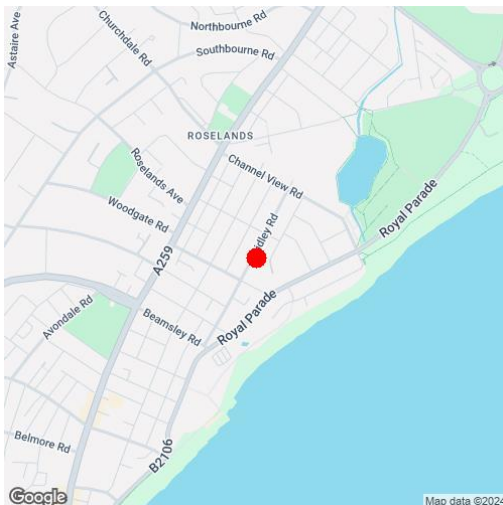
Price £240,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A two bedroom cottage forming part of a terrace of similar properties with southeasterly facing rear garden enviably located within 300 yards of the seafront in the Redoubt area of Eastbourne. The accommodation comprises a downstairs WC, two reception rooms and a fitted kitchen with a range of matching wall and base units beneath contoured work surfaces with an integrated oven and hob. There are two first floor bedrooms and a large bathroom on the first floor. Access to the bathroom is currently from the second bedroom, however this could easily be reconfigured by creating a larger landing so that the bathroom could be independently accessed by both bedrooms. Although requiring complete redecoration and some further modernisation, the house benefits from sealed unit double glazing and electric storage heaters. Local shopping facilities are available on Seaside, whilst Eastbourne town centre is little more than 1 mile away.





At a Glance:

- No onward chain
- Two bedrooms
- Two reception rooms
- Fitted kitchen with integrated oven and hob
- Attractive courtyard style garden
- Sealed unit double glazing
- Electric storage heaters

Accommodation:

SITTING ROOM

13'2" (4.01m) x 11'3" (3.43m)

DINING ROOM

11'0" (3.35m) x 10'6" (3.2m)

KITCHEN

7'10" (2.39m) x 7'8" (2.34m)

LOBBY

DOWNSTAIRS WC

LANDING

BEDROOM 1

13'3" (4.04m) x 11'3" (3.43m)

BEDROOM 2

11'0" (3.35m) x 10'4" (3.15m)

BATHROOM

10'6" (3.2m) x 8'0" (2.44m)

COURTYARD GARDEN

COUNCIL TAX:

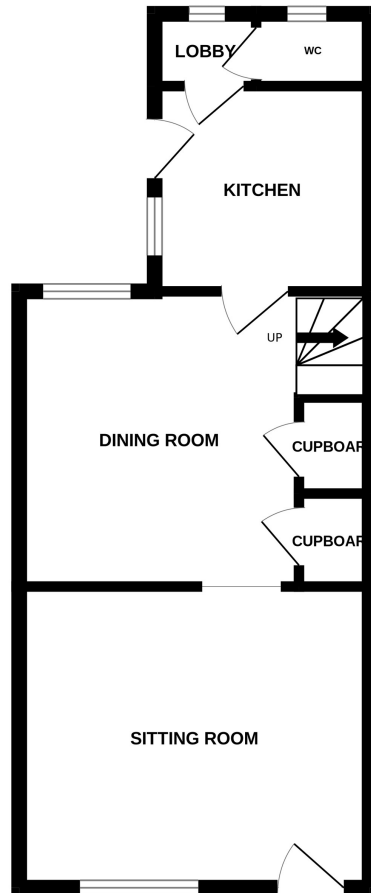
Band 'C'

EPC:

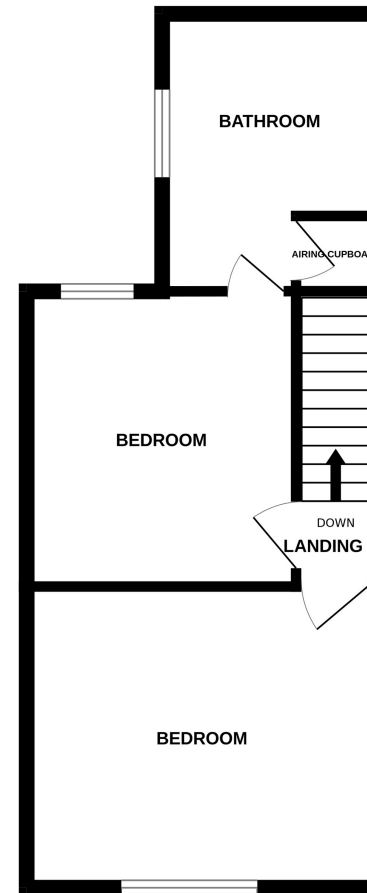
'E'



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

Ref: 3

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 website

sales@leaperstanbrook.co.uk email