



46 Hill Road, Eastbourne, BN20 8SL

Price £325,000 | Freehold

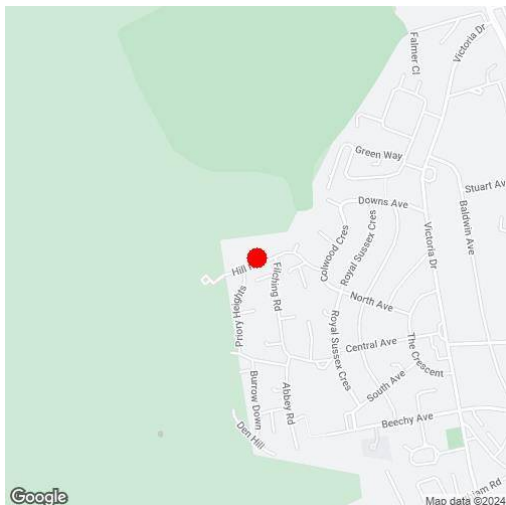
**LS** Leaper  
Stanbrook

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A beautifully presented two bedroom detached bungalow with a few internal stairs, nestling at the foot of the South Downs in the highly popular Old Town area of Eastbourne, enjoying sensational far reaching views across the town towards the sea and The South Downs National Park. The property has been refurbished to a high standard by the current vendor and is set within gardens to the front and rear with the front patio commanding panoramic views over Eastbourne to the sea and a gate providing direct access to woodland and the South Downs at the rear. The well-proportioned accommodation comprises an entrance porch, an entrance hall, a living room, a refitted kitchen with integrated hob, oven, extractor unit, fridge, freezer and washing machine, two double bedrooms and a newly fitted shower room. Additional benefits include gas fired central heating, double glazing, and a detached garage. The property is available with no onward chain and an internal inspection is highly recommended.







## At a Glance:

- Newly refurbished throughout
- Favoured Old Town location
- Superb panoramic sea views
- Two bedrooms
- Refitted kitchen
- New shower room/wc
- Garage
- Gas central heating
- Sealed unit double glazing

## Accommodation:

### ENTRANCE PORCH

### SPLIT LEVEL ENTRANCE HALL

### LOUNGE/DINING ROOM

19'11" (6.07m) x 16'0" (4.88m) Max

### KITCHEN

11'8" (3.56m) x 7'0" (2.13m)  
integrated hob, oven, extractor unit,  
fridge, freezer & washing machine

### BEDROOM 1

15'4" (4.67m) x 10'2" (3.1m)

### BEDROOM 2

12'7" (3.84m) x 9'0" (2.74m)

### SHOWER ROOM

### OUTSIDE

### REAR GARDEN

backing on to South Downs

### FRONT GARDEN PATIO

far reaching views

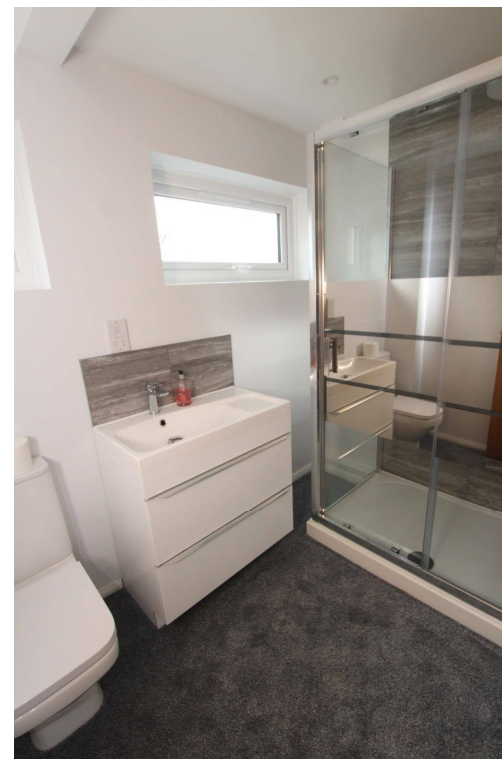
### DETACHED GARAGE

### EPC

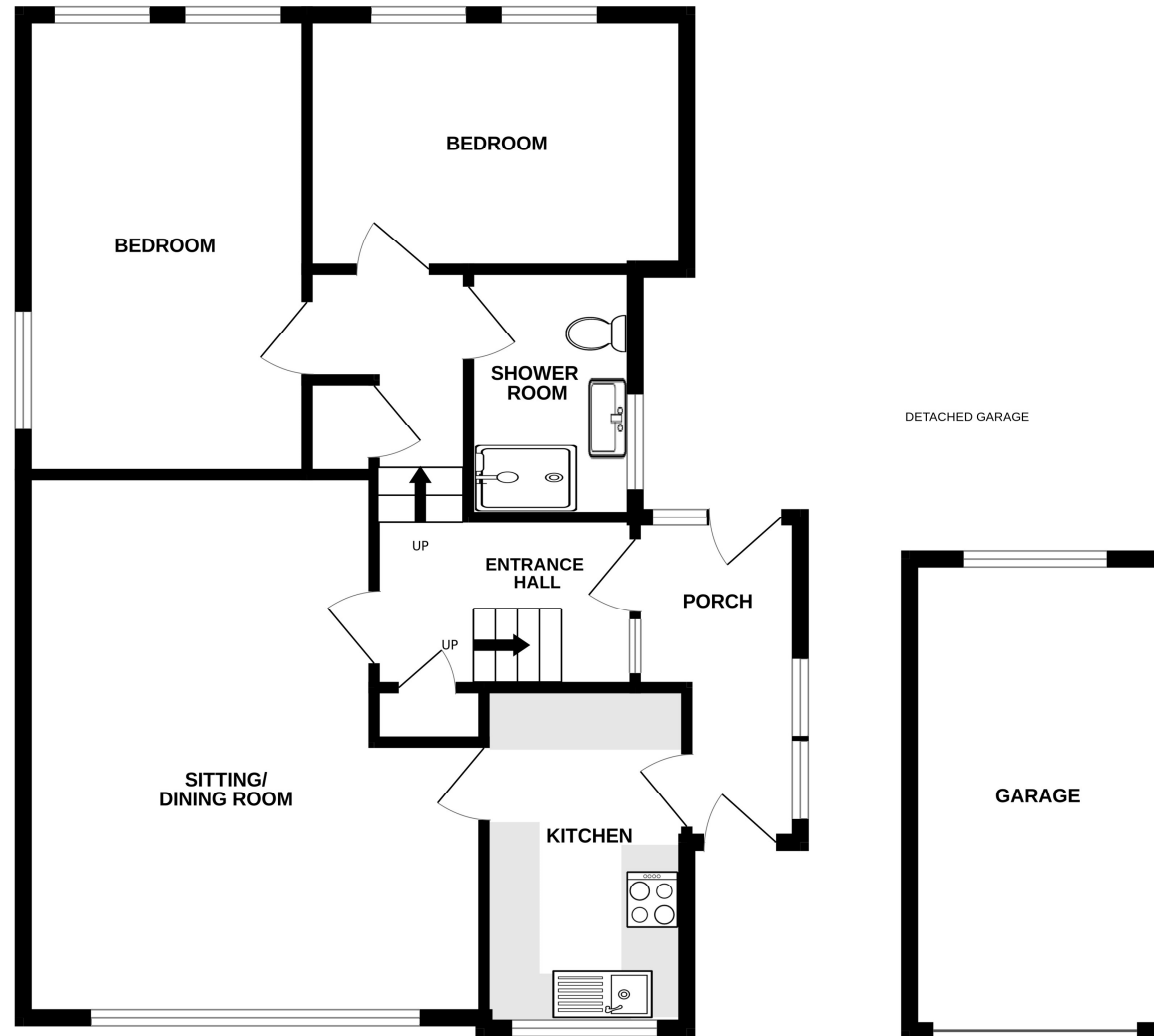
‘C’

### COUNCIL TAX

Band ‘C’



GROUND 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 availability or efficiency can be given.

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.

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