



24 Sancroft Road, Eastbourne, BN20 8HB

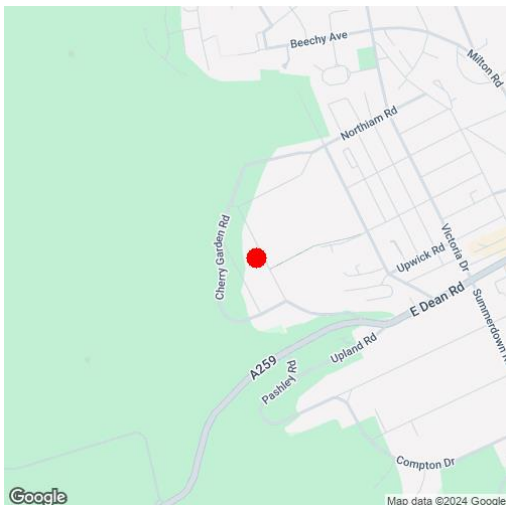
Price £425,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An extended three bedroom semi detached house with off road parking located within the popular Old town area of Eastbourne providing easy access to the South Downs, a stone's throw from Old Town recreation ground and close to a variety of highly rated schools. This delightful property boasts bright and spacious accommodation throughout comprising entrance porch, entrance hall, sitting room, dining room, second reception room, kitchen/breakfast room, three double bedrooms, shower room/wc and ground floor wc. The property has the benefit of off road parking to the front and to the rear there is a pleasant garden with lawn and stocked with a variety of plants, shrubs and trees. Additional features include double glazing, gas central heating. The property is conveniently located within close proximity to local shops, bus routes and a Waitrose store and is offered to the market chain free





At a Glance:

- Extended three bedroom semi-detached house
- Popular Old Town location
- Chain free
- Sitting room
- Kitchen/breakfast room
- 2nd reception room
- Shower room/wc
- Ground floor wc
- Secluded rear garden
- Off road parking

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

13'6" (4.11m) Into Bay x 13'0" (3.96m)

DINING ROOM

13'9" (4.19m) x 10'9" (3.28m)

SECOND RECEPTION ROOM

16'1" (4.9m) x 9'8" (2.95m)

KITCHEN / BREAKFAST ROOM

18'5" (5.61m) x 9'4" (2.84m) Narrowing to 5' 6"

REAR LOBBY

WC

FIRST FLOOR LANDING

BEDROOM 1

13'6" (4.11m) Into Bay x 11'9" (3.58m)

BEDROOM 2

13'8" (4.17m) x 10'7" (3.23m)

BEDROOM 3

9'9" (2.97m) x 9'4" (2.84m)

SHOWER ROOM

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY

COUNCIL TAX:

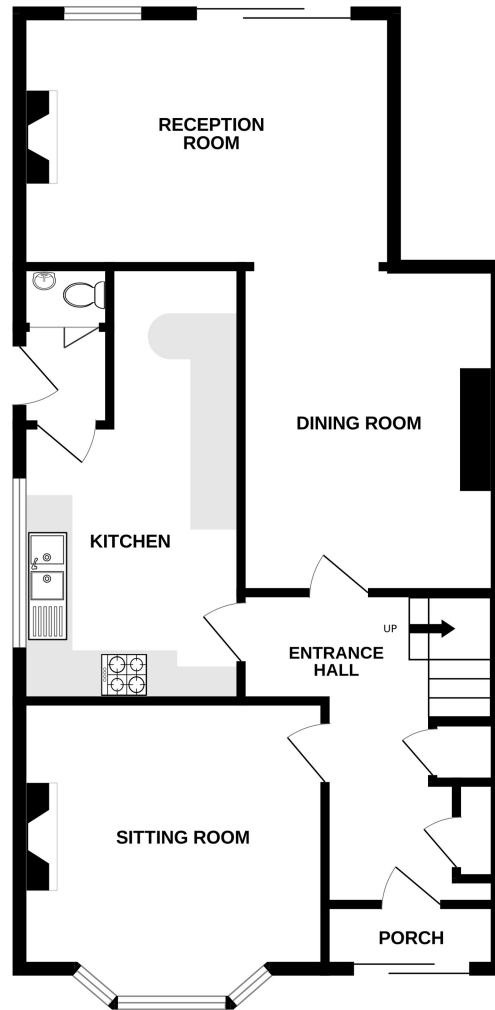
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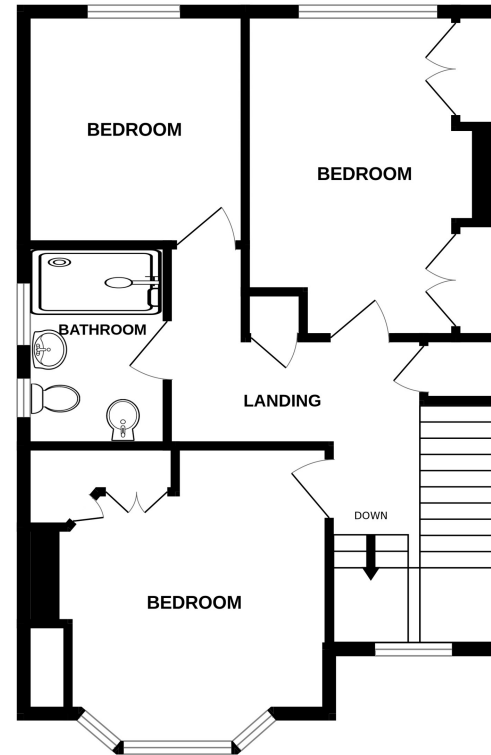
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GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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