



57 Pensford Drive, Eastbourne, BN23 7NX

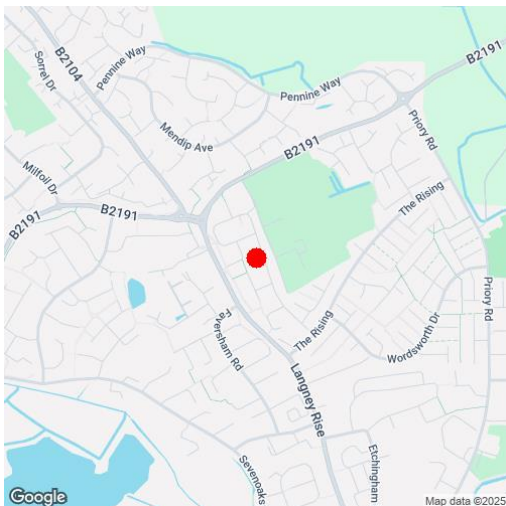
Price £245,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious three bedroom end of terrace house within close proximity to Langney shopping centre with its extensive range of shops, excellent bus routes and good local schools. This property enjoys spacious accommodation comprising entrance porch, entrance hall, sitting room, kitchen/breakfast room, ground floor wc, large walk in larder/storage cupboard, three good size bedrooms and family bathroom/wc. The property boasts area of front garden and to the rear there is a secluded sunny garden with area of patio, lawn, garden store, timber shed and variety of plants and shrubs. Additional benefits include double glazing and electric heating. Eastbourne town centre with a wide range of high street stores and mainline train station is just under 3 miles away. This property is offered to the market CHAIN FREE.





At a Glance:

- Three bedroom end of terrace house
- Close to Langney shopping centre, bus routes and schools
- Sitting room
- Kitchen/breakfast room
- Family bathroom
- Ground floor wc
- Sunny aspect rear garden
- Double glazing
- Electric heating
- Chain free

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

13'3" (4.04m) x 11'6" (3.51m)

KITCHEN / BREAKFAST ROOM

12'2" (3.71m) x 11'2" (3.4m)

WC

LARGE WALK IN STORAGE CUPBOARD

9'3" (2.82m) x 2'9" (0.84m)

BEDROOM 1

11'6" (3.51m) x 10'7" (3.23m)

BEDROOM 2

11'2" (3.4m) x 10'3" (3.12m)

BEDROOM 3

8'6" (2.59m) x 8'3" (2.51m)

BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

COUNCIL TAX:

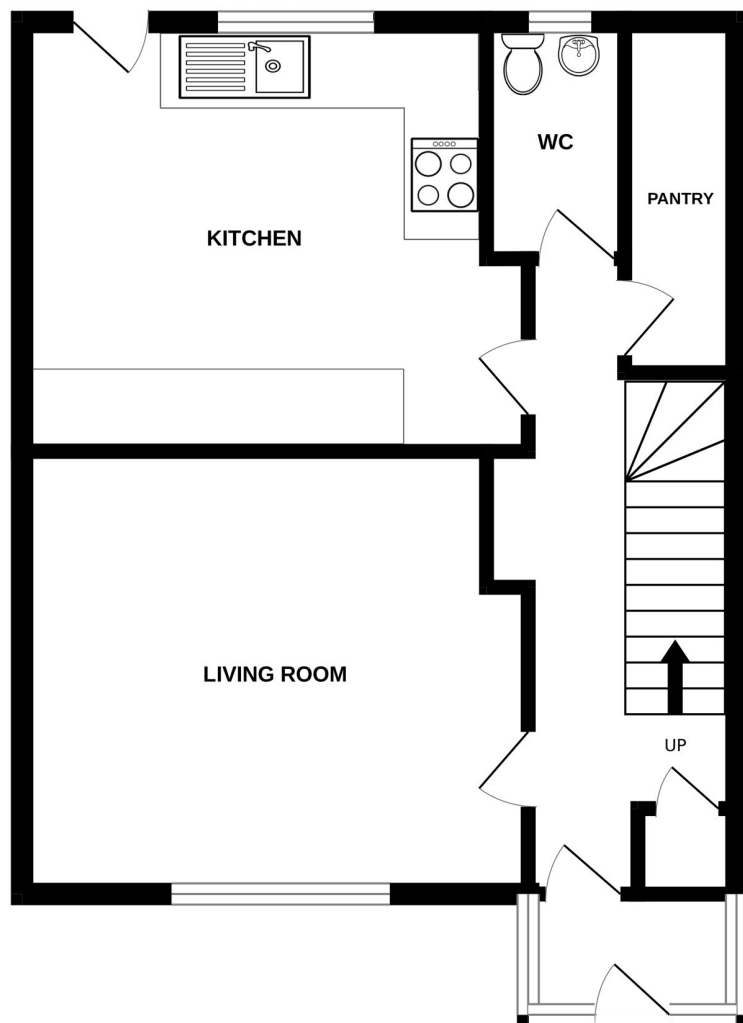
Band 'B'

EPC:

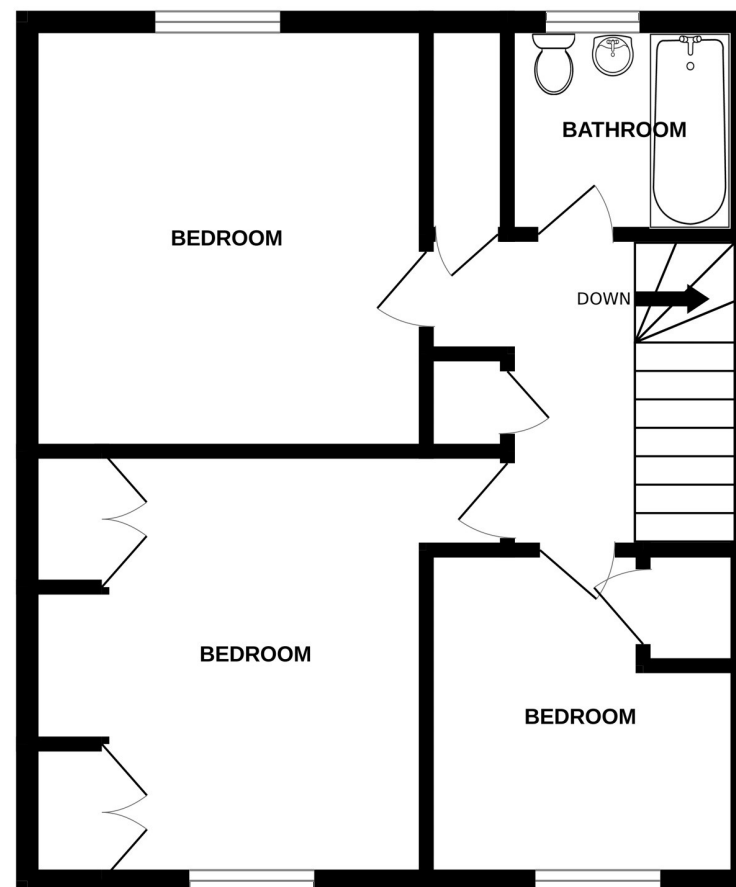
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GROUND FLOOR



1ST FLOOR



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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