



84 Pensford Drive, Eastbourne, BN23 7NY

Price £240,000 | Freehold

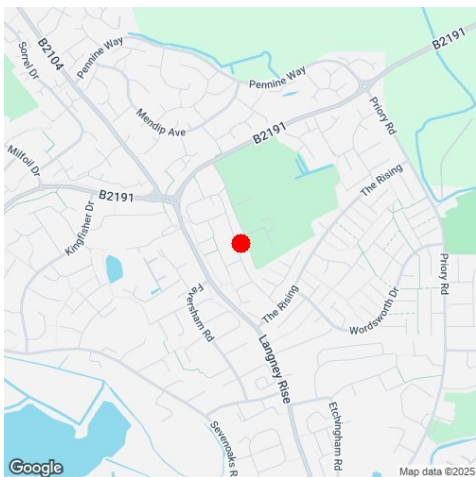
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
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A three bedroom mid terrace house located at the end of a quiet residential cul-de-sac within close proximity to Langney shopping centre. This chain free property, although in need of some modernisation, offers a great deal of potential and enjoys spacious accommodation comprising entrance porch, entrance hall, sitting room, kitchen, ground floor shower room/wc, three good size bedrooms and family bathroom/wc. The property boasts a small area of front garden and to the rear there is a secluded garden with area of patio, lawn, garden store and variety of plants and shrubs. Additional benefits include double glazing and gas central heating. The property is close to a number of bus routes and Eastbourne town centre with a wide range of high street stores and mainline train station is just under 3 miles away.







### At a Glance:

- Three bedroom terraced house
- Quiet cul-de-sac location
- Close to Langney shopping centre and bus routes
- Sitting room
- Kitchen
- Family bathroom
- Ground floor shower room
- Secluded rear garden
- Double glazing and gas central heating
- Chain free

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM**

13'4" (4.06m) x 11'6" (3.51m)

**KITCHEN**

12'8" (3.86m) x 11'5" (3.48m)

**SHOWER ROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'6" (4.11m) x 11'5" (3.48m)

**BEDROOM TWO**

11'6" (3.51m) x 10'8" (3.25m)

**BEDROOM THREE**

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

**BATHROOM**

**FRONT AND REAR GARDENS**

**EPC**

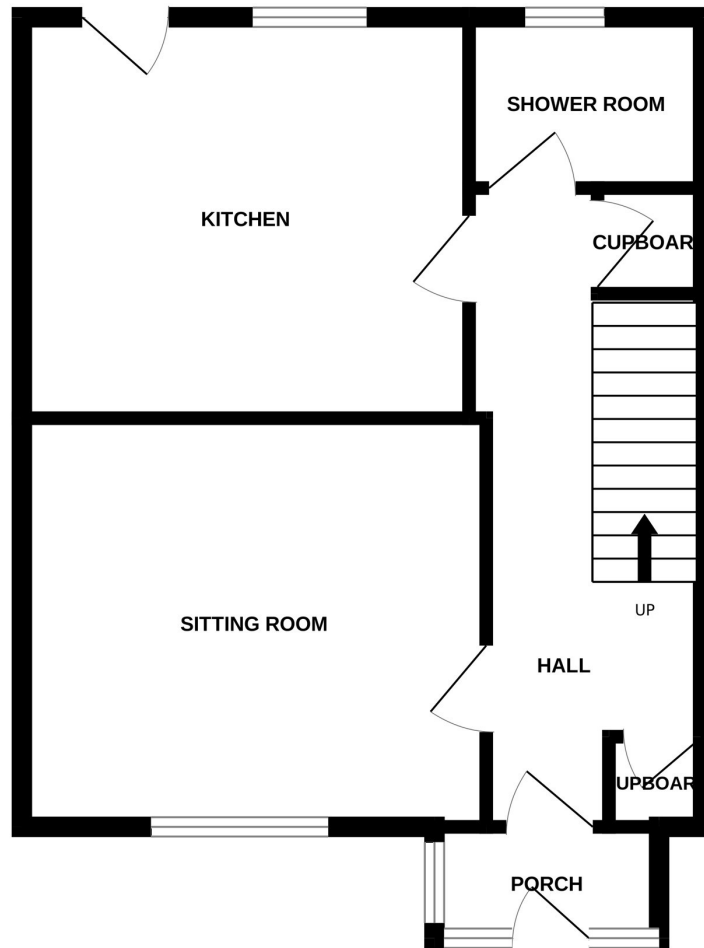
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**COUNCIL TAX**

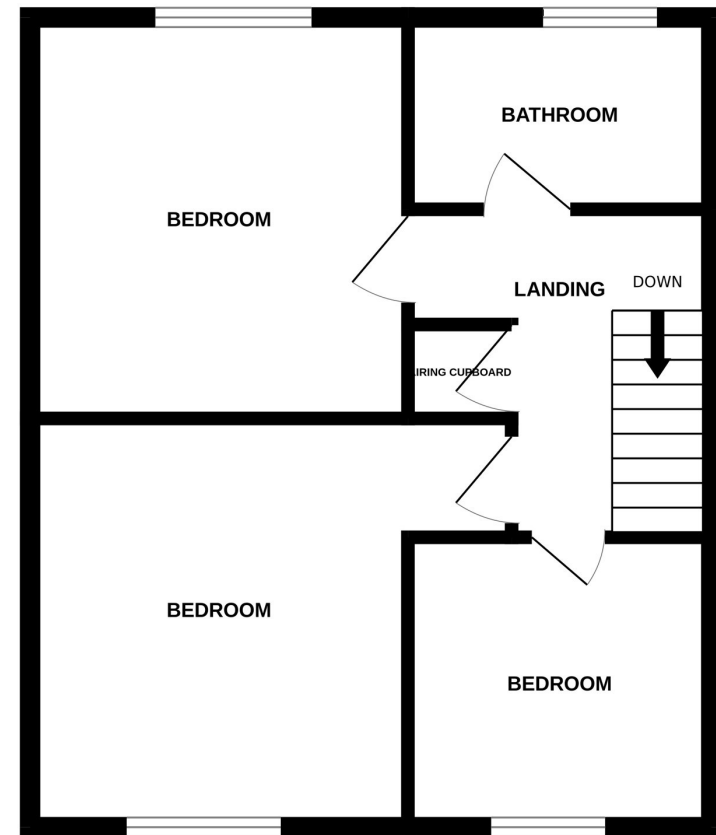
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GROUND FLOOR



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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