



**14 Bracken Road, Eastbourne, BN20 8SH**

**Price £435,000 | Freehold**

**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**

An extended five bedroom detached house, recently redecorated and new carpets laid to the principal rooms, affording rooftop views over Eastbourne to the sea from this favoured Old Town location at the foot of the South Downs. The accommodation comprises two reception rooms, a 15' x 11' kitchen/breakfast room, a utility room and a bedroom with shower room on the ground floor, with four further bedrooms and second bathroom on the first floor. The house is set within principally lawned gardens to the front and rear and there is a garage with parking space in front in a nearby block. The house benefits from gas central heating and sealed unit double glazing and although would benefit from some further modernisation forms the basis of a particularly desirable and spacious family home.





## At a Glance:

- Favoured Old Town location
- Rooftop views over Eastbourne to the sea
- Five bedrooms
- Two reception rooms
- 15' x 11' kitchen/breakfast room with adjacent utility room
- Two bath/shower rooms (one on the ground floor)
- Garage
- Gas central heating
- Sealed unit double glazing
- No onward chain

## Accommodation:

### HALL

### SITTING ROOM

16'10" (5.13m) x 12'0" (3.66m)

### DINING ROOM

11'6" (3.51m) x 12'0" (3.66m)

### KITCHEN/BREAKFAST ROOM

15'0" (4.57m) x 11'0" (3.35m)

### UTILITY ROOM

18'0" (5.49m) x 4'2" (1.27m)

### STORE ROOM

9'0" (2.74m) x 5'0" (1.52m)

### BEDROOM 5

11'0" (3.35m) x 10'2" (3.1m) Max

### SHOWER ROOM

### FIRST FLOOR LANDING

### BEDROOM 1

12'9" (3.89m) x 12'0" (3.66m)

### BALCONY

### BEDROOM 2

10'0" (3.05m) x 9'0" (2.74m)

### BEDROOM 3

12'0" (3.66m) x 6'6" (1.98m)

### BEDROOM 4

6'9" (2.06m) x 6'3" (1.91m)

### FAMILY BATHROOM

### OUTSIDE:

### GARDENS FRONT & REAR

### GARAGE

in block with parking space in front.

### COUNCIL TAX:

Band "E"

### EPC:

"D"



Floorplan Awaited

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.



5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) <sup>website</sup>

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) <sup>email</sup>