



3 Selwyn Road, Eastbourne, BN21 2LA

Price £410,000 | Freehold

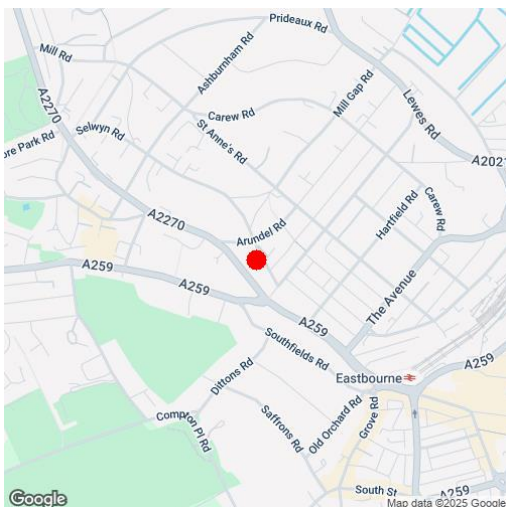
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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A unique opportunity to acquire a three bedroom detached former coach house boasting an abundance of character within the popular Upperton area of Eastbourne. This delightful property has a number of features and benefits and enjoys accommodation comprising entrance porch, entrance hall, sitting room with stairs to first floor, dining room with a spiral staircase leading to the first floor, kitchen/breakfast room, ground floor shower room/wc, three bedrooms to the first floor along with main bathroom as well as a jack and jill bathroom accessed via bedroom 2 and 3. Externally there are two separate low maintenance courtyard gardens and to one side there is the benefit of a driveway providing off road parking. The property occupies a convenient location being less than quarter mile from a Waitrose store, the town centre shopping facilities and and mainline railway station.







#### At a Glance:

- Unique three bedroom detached property
- Popular Upperton location close to town centre and train station
- Sitting room
- Dining room
- Kitchen/breakfast room
- Two courtyard gardens
- Driveway
- Ground floor shower room/wc
- Main bathroom/wc
- Jack and Jill bathroom/wc

#### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM**

21'2" (6.45m) x 12'6" (3.81m)

**DINING ROOM**

14'9" (4.5m) x 11'2" (3.4m)

**KITCHEN/BREAKFAST ROOM**

15'5" (4.7m) x 9'9" (2.97m)

**SHOWER ROOM/WC**

**FIRST FLOOR LANDING**

**BEDROOM 1**

13'3" (4.04m) x 12'3" (3.73m)

**BEDROOM 2**

18'1" (5.51m) x 13'6" (4.11m)

**BEDROOM 3**

15'4" (4.67m) x 10'0" (3.05m)

**JACK & JILL BATHROOM**

(access from bedroom 2 & 3)

**MAIN BATHROOM**

**OUTSIDE:**

**TWO COURTYARD GARDENS**

**BLOCK PAVED DRIVEWAY**

**COUNCIL TAX:**

Band "E"

**EPC:**

"F"





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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