



40 Ocklynge Road, Eastbourne, BN21 1PP

Price £285,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962









## At a Glance:

- 19' living room
- 18' kitchen/breakfast room
- Two bedrooms
- Spacious bathroom with both a bath and shower cubicle
- Courtyard garden
- Popular and convenient location within 10 yards of St Mary's Parish Church
- Gas central heating
- Sealed unit double glazing
- No onward chain

## Accommodation:

### FRONT DOOR

### LIVING ROOM

19'0" (5.79m) x 12'6" (3.81m)

### KITCHEN / BREAKFAST ROOM

18'9" (5.72m) x 7'9" (2.36m)

### LANDING

### BEDROOM 1

13'6" (4.11m) x 9'10" (3m)

### BEDROOM 2

9'9" (2.97m) x 8'6" (2.59m)

### BATHROOM / WC

### OUTSIDE:

### SMALL COURTYARD GARDEN

### COUNCIL TAX:

Band 'B'

### EPC:

'C'



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>