



16b Lushington Lane, Eastbourne, BN21 4LJ

Price £225,000 | Freehold

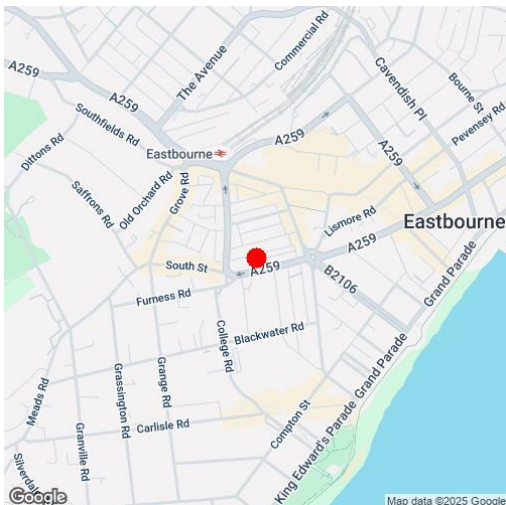
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A delightful two bedroom house conveniently located in the heart of Eastbourne town centre close to a host of shops, cafes, restaurants and theatres that Eastbourne has to offer. This charming property is offered to the market chain free and boasts accommodation comprising entrance hall, open plan sitting room/dining room leading onto the kitchen, there is also a ground floor wc. Stairs lead from the entrance hall to the first floor landing where there are two good size bedroom along with a bathroom/wc. To the rear there is a low maintenance paved courtyard offering a high level of seclusion. Additional benefits include double glazing and gas central heating.







## At a Glance:

- Modern two bedroom terraced house
- Heart of Eastbourne town centre
- Chain Free
- Sitting/dining room
- Kitchen
- Bathroom/wc
- Downstairs wc
- Courtyard garden
- Double glazed
- Gas central heating

## Accommodation:

**ENTRANCE HALL**

**CLOAKROOM / WC**

**LIVING / DINING ROOM OPEN  
PLAN TO FITTED KITCHEN**  
19'6" (5.94m) Max x 13'7" (4.14m)  
Max

**FIRST FLOOR LANDING**

**BEDROOM 1**  
13'7" (4.14m) Max x 8'10" (2.69m)  
Max reducing to 10'4"

**BEDROOM 2**  
10'2" (3.1m) x 6'8" (2.03m)

**BATHROOM**

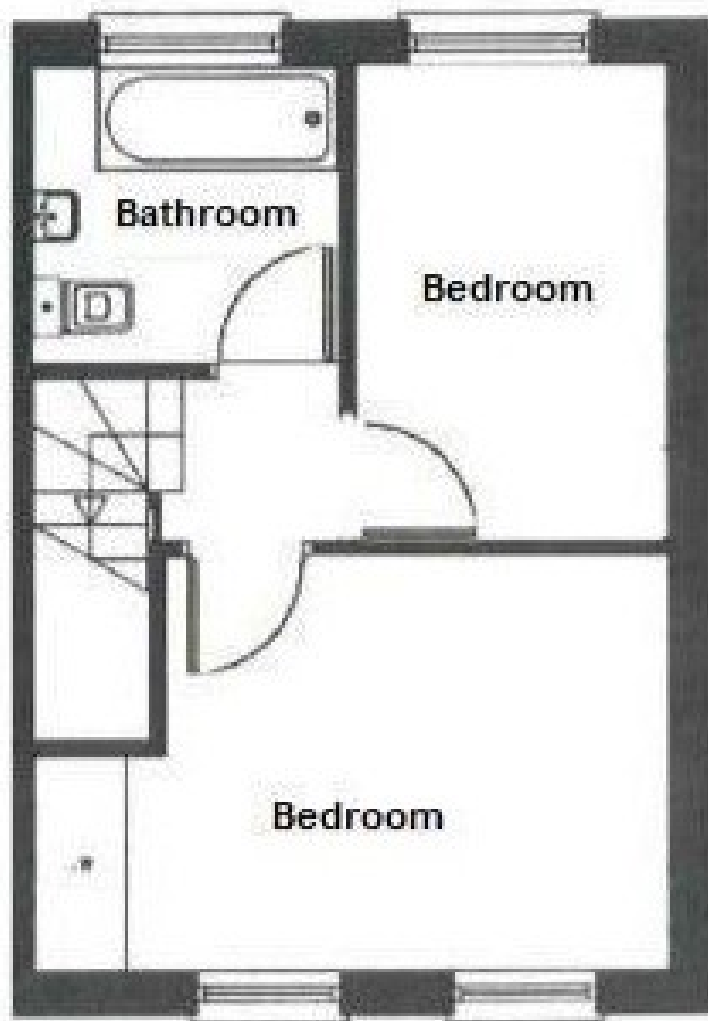
**OUTSIDE:**

**ENCLOSED PATIO TO THE  
REAR**

**COUNCIL TAX:**  
Band `C`

**EPC:**  
`B`





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.

**LS Leaper Stanbrook**

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