



55 Clarence Road, Eastbourne, BN22 8HG

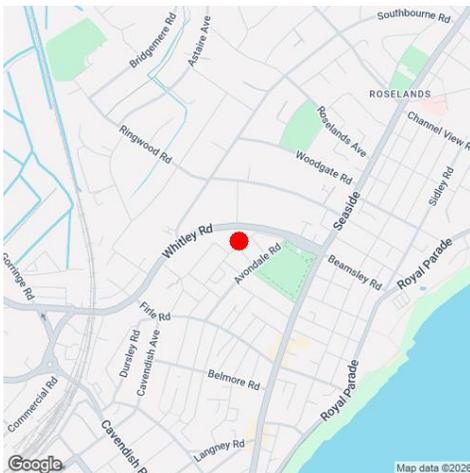
Price £285,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A rare opportunity to secure a remarkably spacious double fronted house with three double bedrooms, and off-road parking in the Seaside area of Eastbourne available with no onward chain. The accommodation comprises three reception rooms, a kitchen, sun room/utility room and shower room on the ground floor and three good size bedrooms and bathroom on the first floor. There are courtyard gardens to the front and side together with off-road parking for two/three vehicles. The house is in need of complete modernisation and redecoration and provides a blank canvas for those wishing to create a delightful home in the style and decor of their choosing. Located in the Seaside area of Eastbourne, virtually adjacent to Seaside Recreational Ground, the town centre and railway station are little more than a half mile away and the seafront is a similar distance.





### At a Glance:

- Spacious double fronted house with off-road parking
- Three double bedrooms
- Three reception rooms
- Two bath/shower rooms
- Adjacent to Seaside Recreational Ground
- Excellent refurbishment project
- No onward chain



### Accommodation:

#### HALL

#### SITTING ROOM

12'0" (3.66m) x 14'9" (4.5m) Into Bay  
Opening into:

#### THIRD RECEPTION ROOM

#### DINING ROOM

14'3" (4.34m) Into Bay x 12'0" (3.66m)

#### KITCHEN

11'6" (3.51m) x 9'6" (2.9m)

#### UTILITY/SUN ROOM

8'9" (2.67m) x 8'6" (2.59m)

#### SHOWER ROOM/WC

#### FIRST FLOOR HALF LANDING

#### SEPARATE WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

14'6" (4.42m) x 11'6" (3.51m)

#### BEDROOM 2

12'6" (3.81m) x 11'4" (3.45m)

#### BEDROOM 3

11'6" (3.51m) x 9'0" (2.74m)

#### BATHROOM

11'4" (3.45m) x 9'4" (2.84m)

#### OUTSIDE

#### GARDENS TO REAR AND SIDE

#### OFF-ROAD PARKING

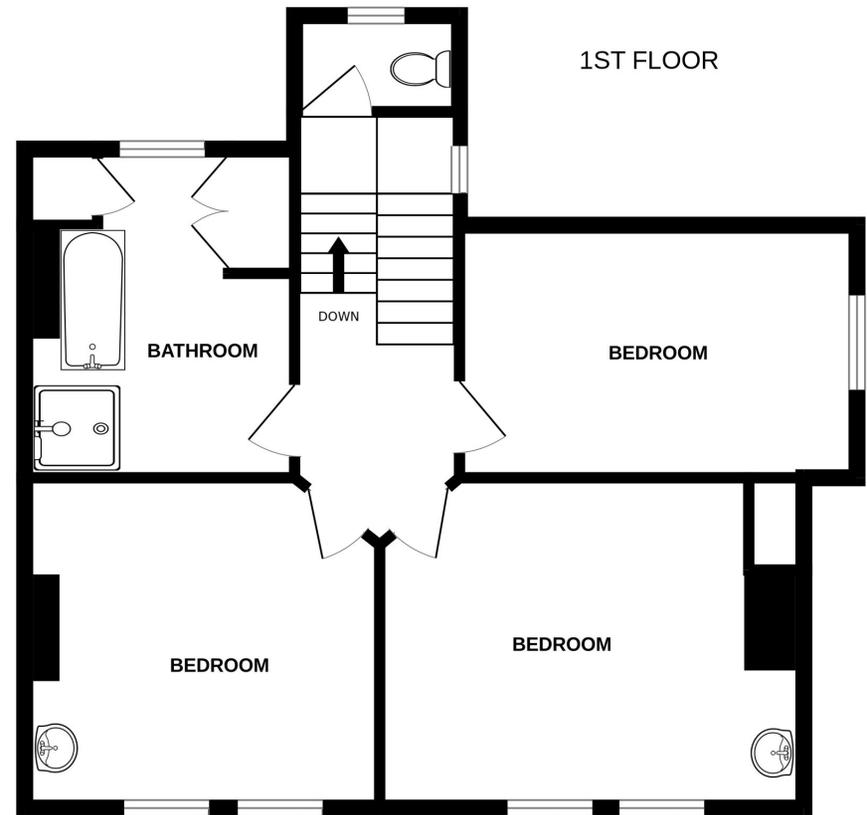
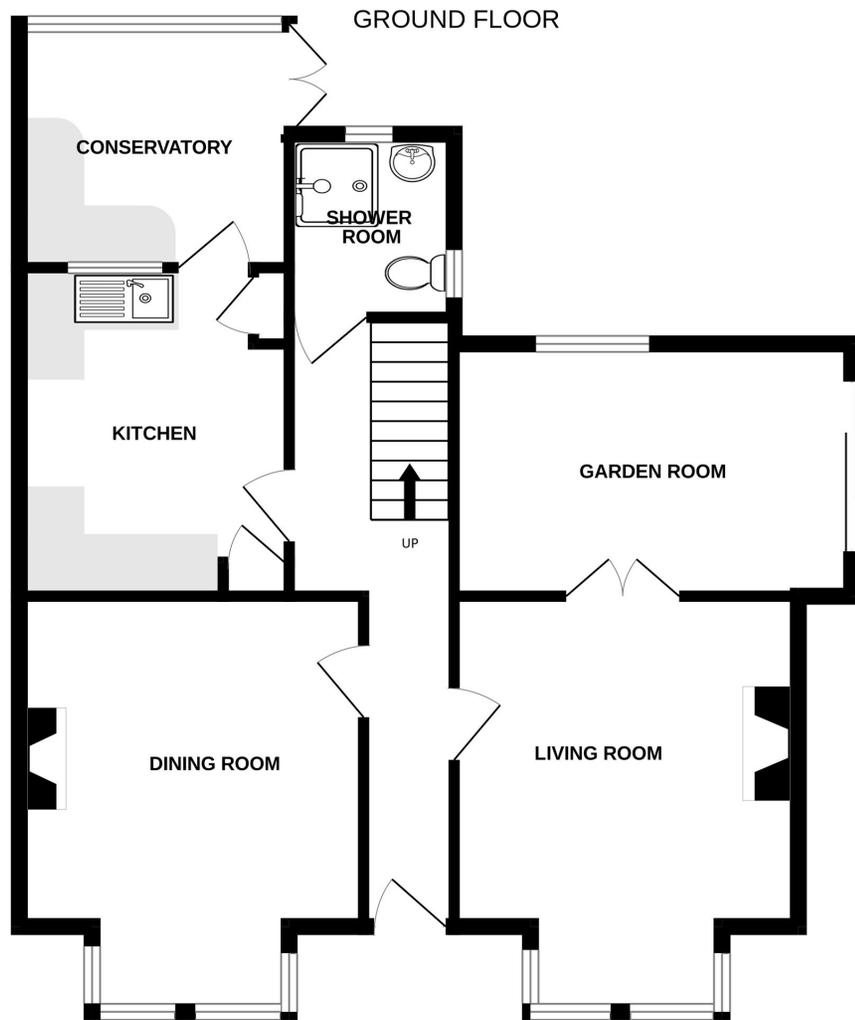
For two/three vehicles

#### COUNCIL TAX

Band 'B'

#### EPC

Band 'D'



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Ref: 1

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