



8 Monceux Road, Eastbourne, BN21 1RD

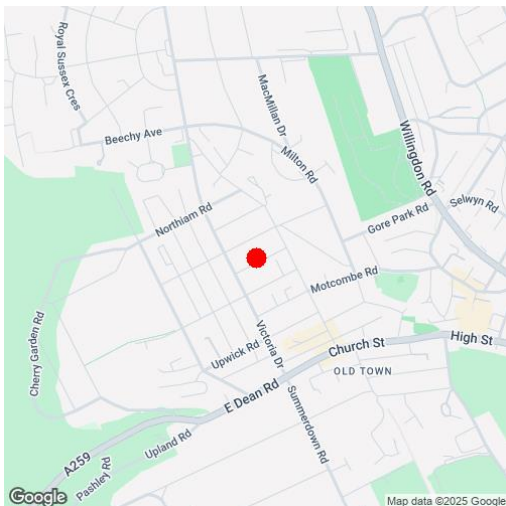
Price £350,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful and beautifully presented three bedroom period terraced house located in the much sought after Old Town area of Eastbourne. This charming property has been stylishly renovated by the current owners and boasts accommodation comprising entrance hall with bespoke built in storage, sitting room with attractive bay window opening to a pleasant dining room with wood burner. There is a contemporary Scandinavian style kitchen with range of matching wall and base units along with wooden work tops. Stairs rise from the entrance hall to the first floor landing where there are three bedrooms along with a modern bathroom with suite comprising panelled bath with shower over, wash hand basin with storage beneath, low level wc and partly tiled walls. To the rear there is a nice size garden with area of lawn, patio, raised beds, timber shed and garden office/summerhouse. The property enjoys stripped wooden floors and is offered to the market chain free. Additional benefits include double glazing and gas central heating. The property is conveniently located close to Gildredge Park, Old Town recreation ground as well as a number of good schools. There is a Waitrose store nearby and a variety of shops and amenities are located in Albert parade which is just a short walk away.





At a Glance:

- Stunning period house
- Three bedrooms
- Beautifully presented
- Scandinavian style kitchen
- Modern bathroom
- Pleasant garden
- Sitting room
- Dining room with wood burner
- Popular Old Town location
- Double glazed and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

13'2" (4.01m) x 12'5" (3.78m)

DINING ROOM

11'5" (3.48m) x 10'9" (3.28m)

KITCHEN

10'9" (3.28m) x 9'2" (2.79m)

FIRST FLOOR LANDING

BEDROOM 1

15'6" (4.72m) x 10'3" (3.12m)

BEDROOM 2

11'4" (3.45m) x 6'5" (1.96m)

BEDROOM 3

9'2" (2.79m) x 7'6" (2.29m)

BATHROOM

OUTSIDE:

GARDENS FRONT & REAR

EPC:

`C`

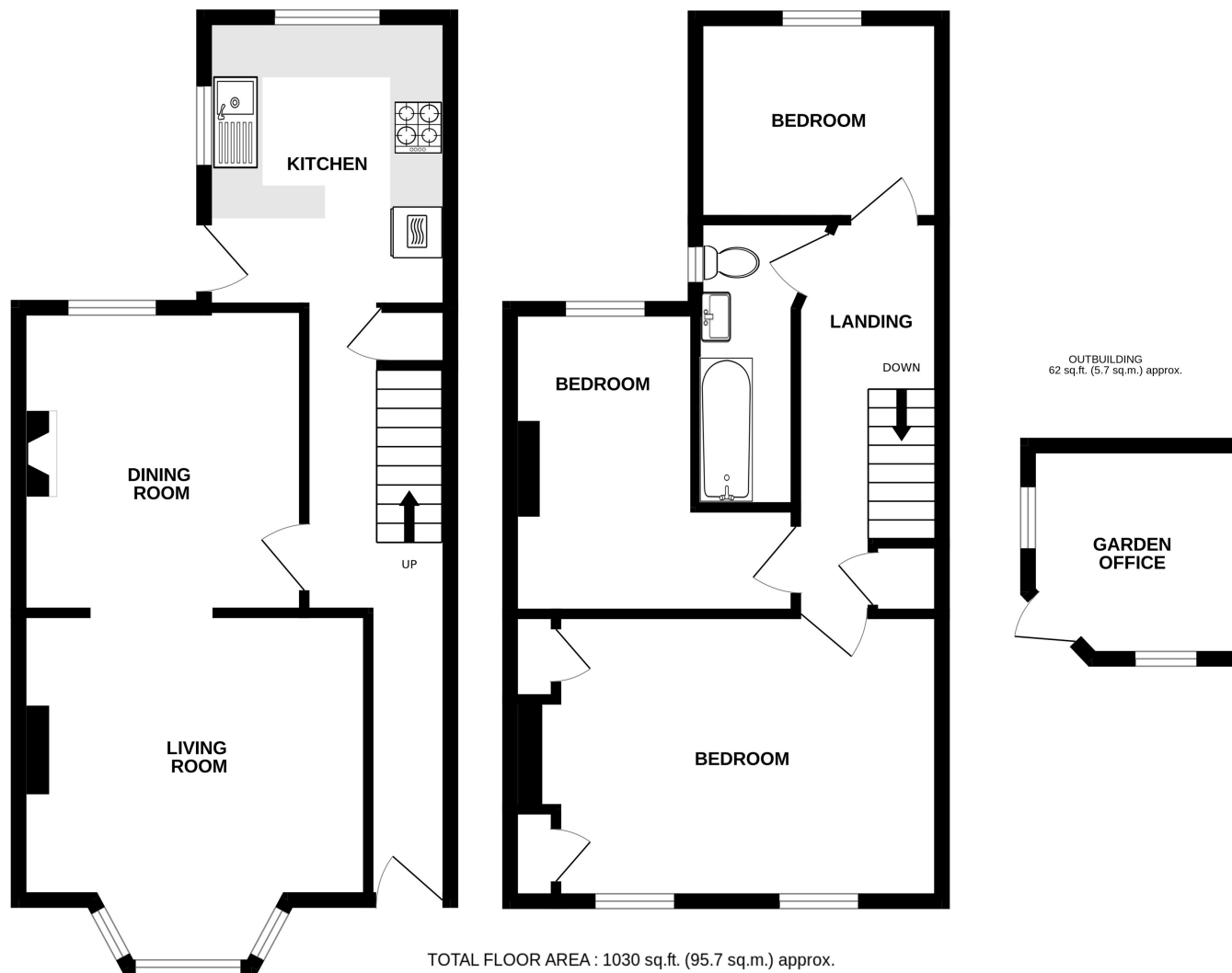
COUNCIL TAX:

Band `C`



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

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 as to their operability or efficiency can be given.
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