



38 New Road, Eastbourne, BN22 8BT

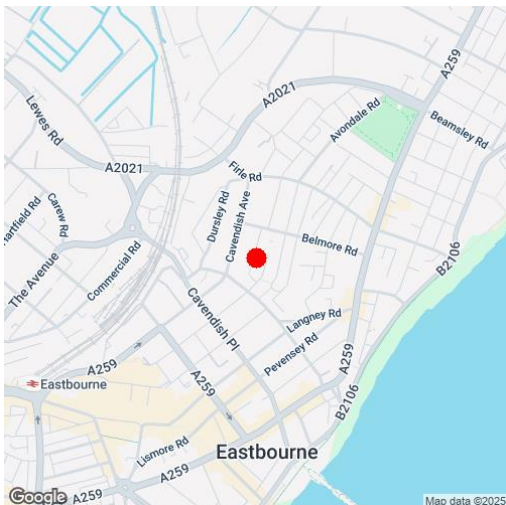
Price £255,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An attractive two double bedroom terraced house located within easy reach of Eastbourne town centre, mainline train station and seafront. This property is offered to the market chain free and enjoys accommodation comprising entrance hall, sitting room with bay window, dining room, kitchen with range of matching wall and base units, stainless steel sink with mixer tap, integral oven with extractor above and areas of work surface, first floor landing, two good size bedrooms, bathroom with panelled bath, separate shower cubicle, wash hand basin and a separate wc. The property enjoys the benefit of a good size sunny rear garden and additional benefits include double glazing and gas central heating. This property is conveniently located close to local shops and is within easy reach of a more comprehensive range of shopping facilities in the town centre. Eastbourne's mainline train station is close by which provides excellent links to London, Brighton and Gatwick.





At a Glance:

- Attractive two bedroom terraced house
- Chain free
- Sitting room with bay window
- Dining room
- Kitchen
- Bathroom and separate wc
- Close to Eastbourne town centre and train station
- Double glazing
- Gas central heating
- Sunny rear garden

Accommodation:

ENTRANCE HALL

SITTING ROOM

13'9" (4.19m) Max x 11'6" (3.51m)

DINING ROOM

11'0" (3.35m) x 9'6" (2.9m)

KITCHEN

12'4" (3.76m) x 9'2" (2.79m)

FIRST FLOOR LANDING

BEDROOM 1

14'9" (4.5m) x 11'0" (3.35m)

BEDROOM 2

11'1" (3.38m) x 9'5" (2.87m)

BATH / SHOWER ROOM

WC

OUTSIDE:

FRONT & REAR GARDENS

COUNCIL TAX:

Band 'B'

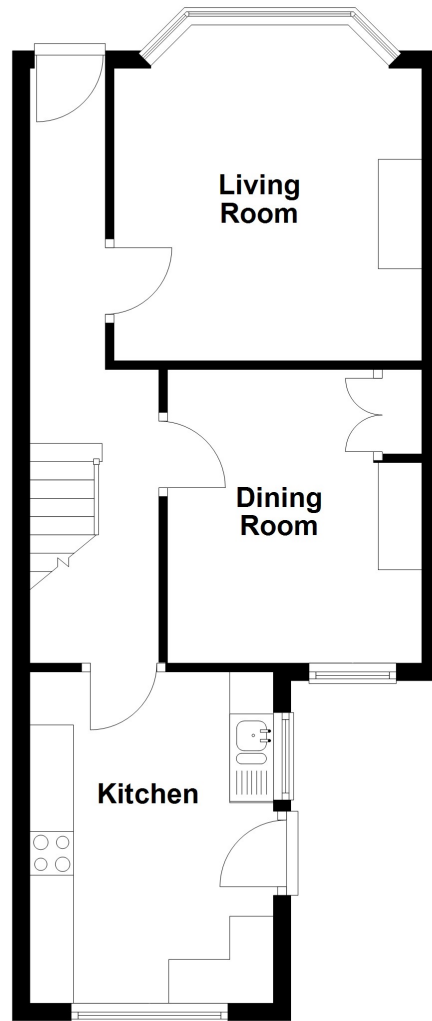
EPC:

'D'



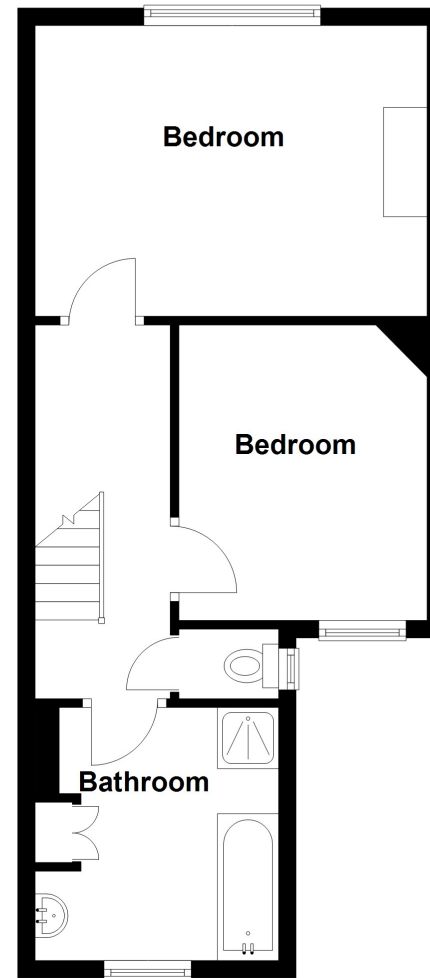
Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 83.3 sq. metres (896.5 sq. feet)

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

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk