



80 Winchcombe Road, Eastbourne, BN22 8DF

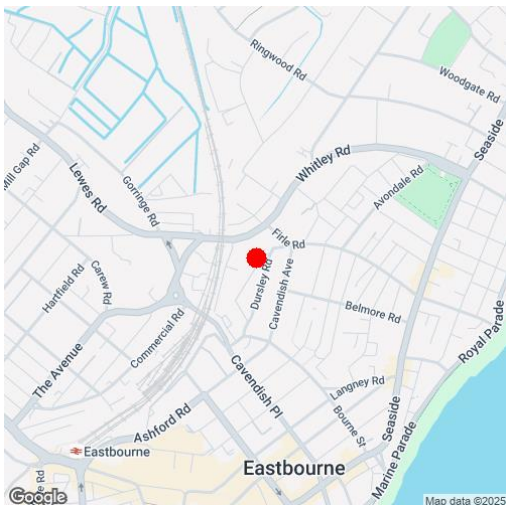
Price £225,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A three bedroom period end of terrace house conveniently located within a short walk of Eastbourne town centre and train station. This delightful property is offered to the market chain free and although in need of some modernisation does enjoy accommodation comprising entrance hall, sitting room with attractive bay window, dining room, kitchen with range of matching wall and floor units complemented with areas of work surface, fitted stainless steel sink and appliance spaces plus adjoining utility room. On the first floor there are three bedrooms and a bathroom/wc. To the rear there is a low maintenance courtyard garden and additional benefits include being mostly double glazed and gas central heating. Eastbourne's picturesque seafront is within close proximity as well as a variety of shops, cafes and restaurants that the town centre has to offer. Eastbourne's mainline train station which provides excellent links to London, Brighton and Gatwick is within walking distance.





At a Glance:

- Three bedroom period end of terrace house
- Close to Eastbourne town centre, train station and seafront
- Chain free
- Sitting room with bay window
- Mostly double glazed and gas central heating
- Dining room
- Kitchen
- Bathroom/wc
- Courtyard garden

Accommodation:

ENTRANCE HALL

SITTING ROOM

12'6" (3.81m) Max x 10'8" (3.25m)

DINING ROOM

11'5" (3.48m) x 10'4" (3.15m)

KITCHEN

8'9" (2.67m) x 8'2" (2.49m)

UTILITY ROOM

8'4" (2.54m) x 4'0" (1.22m)

FIRST FLOOR LANDING

BEDROOM 1

14'1" (4.29m) x 10'1" (3.07m)

BEDROOM 2

10'6" (3.2m) x 9'0" (2.74m)

BEDROOM 3

8'1" (2.46m) x 6'5" (1.96m)

BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

COUNCIL TAX:

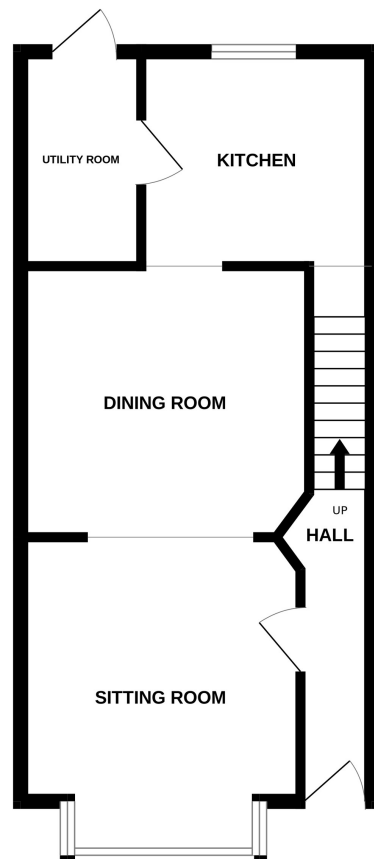
Band "B"

EPC:

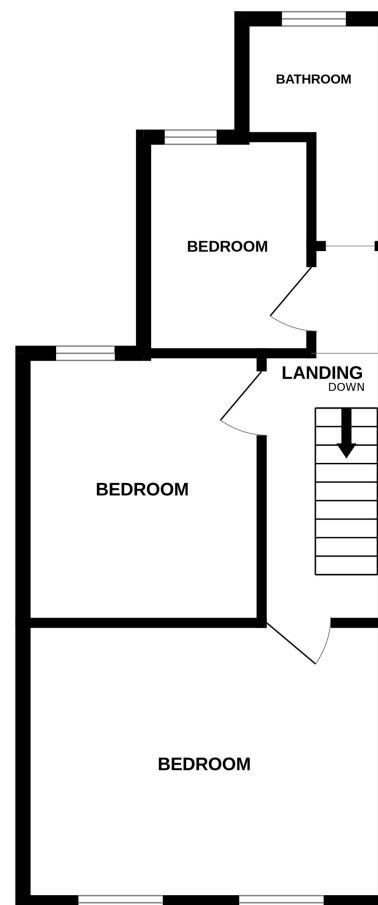
D



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

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 website

sales@leaperstanbrook.co.uk email