



18 Queens Road, Eastbourne, BN23 6JT

Price £340,000 | Freehold

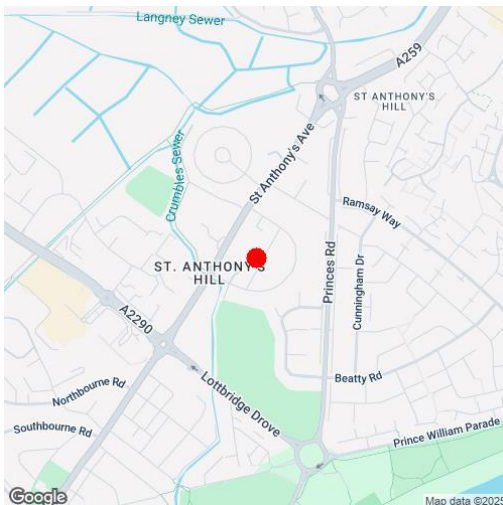
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A beautifully presented and excellent size three bedroom end of terrace house with off road parking located in the popular St Anthony's area of Eastbourne. This delightful property boasts bright and spacious accommodation comprising entrance hall, sitting room with attractive bay window, modern kitchen with comprehensive range of matching wall and base units with extensive area of work surface and over looking the rear garden, the kitchen area is open plan to the pleasant dining room which enjoys french doors leading to outside. There is also a convenient ground floor wc. Stairs lead from the entrance hall to the first floor landing where there are three good size bedrooms as well as a well appointed bathroom with suite comprising panelled bath, independent walk in shower cubicle wash hand basin and wc. To the front there is off road parking for several vehicles and to the rear there is a lovely garden principally laid to lawn with area of patio, shed and a variety of plants and shrubs. Additional benefits include double glazing and gas central heating. The property is located close to local shops, supermarkets, bus routes and is just a short walk to the seafront.







### At a Glance:

- Well presented three bedroom house
- Quiet residential location
- Sitting room with attractive bay window
- Open plan modern kitchen/dining room
- Bathroom and ground floor wc
- Close to seafront, local shops and supermarkets
- Driveway
- Pleasant rear garden
- Double glazed
- Gas central heating

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

11'7" (3.53m) x 11'3" (3.43m)

#### DINING ROOM

10'6" (3.2m) x 10'4" (3.15m)

#### KITCHEN

10'9" (3.28m) x 8'4" (2.54m)

#### DOWNSTAIRS WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

11'5" (3.48m) x 9'8" (2.95m)

#### BEDROOM 2

10'8" (3.25m) x 10'4" (3.15m)

#### BEDROOM 3

8'0" (2.44m) x 7'5" (2.26m)

#### BATHROOM

#### OUTSIDE:

#### DRIVEWAY

#### REAR GARDEN

#### COUNCIL TAX:

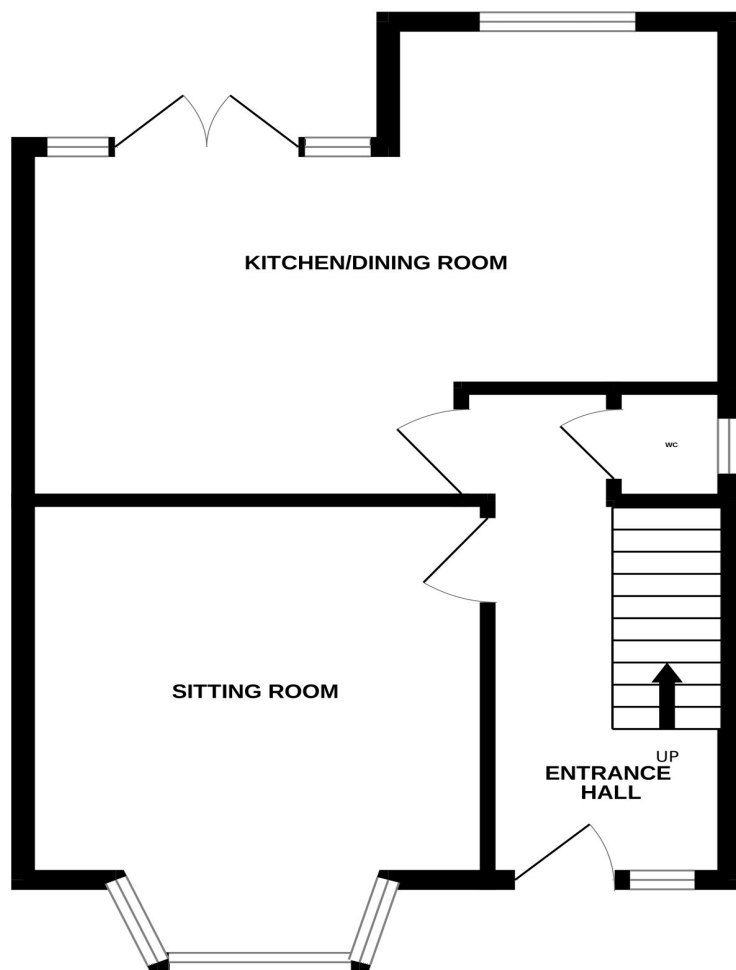
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#### EPC:

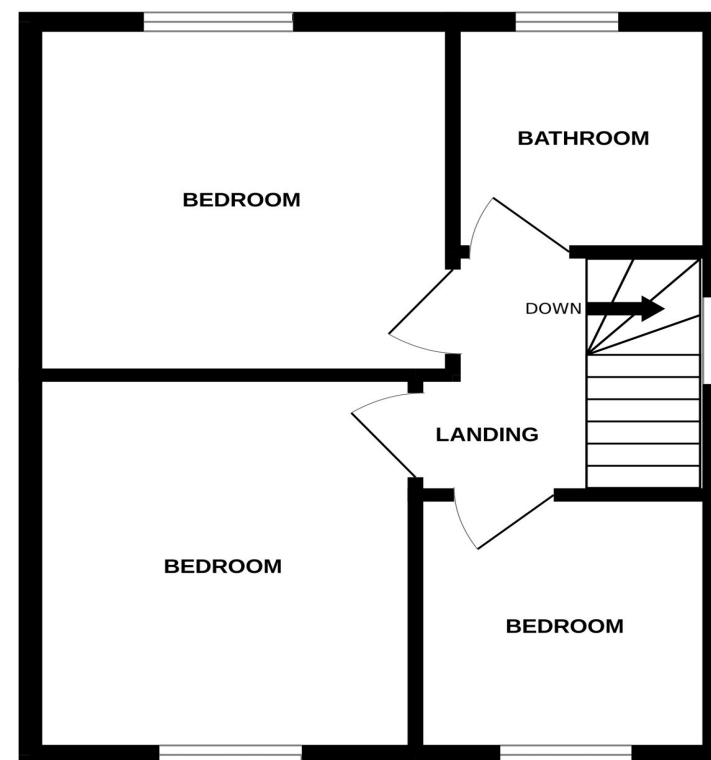
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GROUND FLOOR



1ST FLOOR



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**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)