



32 Foxglove Road, Eastbourne, BN23 8BX

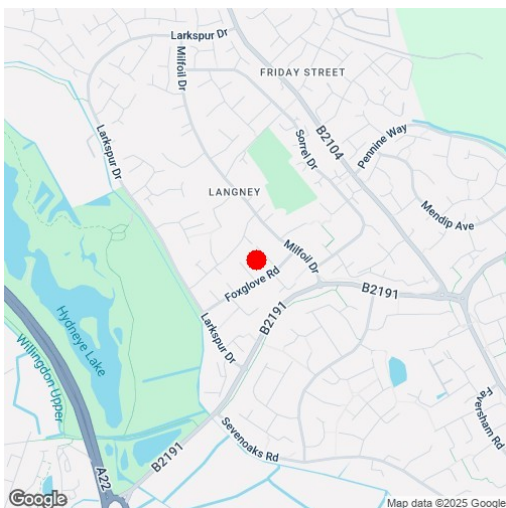
Price £287,500 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally well presented three bedroom terraced house located in a quiet position within the popular Langney area of Eastbourne. This delightful property is located within close proximity of good bus routes, local shops and the Langney shopping centre. Accommodation comprises entrance hall, spacious sitting room, modern kitchen opening to a dining room which leads to a conservatory/garden room which is soon to have a new insulated roof with powder-coated aluminium combined with high-density insulation panels which have a 30-year lifespan, making it a more usable room all year round. There is also an office/occasional bedroom plus a wc on the ground floor. On the first floor there are three good size bedrooms and a bathroom/wc, The property benefits from gardens to the front and rear and additional benefits include double glazing and gas central heating.





At a Glance:

- Well presented three bedroom terraced house
- Quiet residential location in Langney
- Spacious sitting room
- Modern kitchen, dining room and conservatory
- Study/occasional bedroom
- Ground floor wc
- Family bathroom/wc
- Front and rear gardens
- Close to bus routes, schools and Langney shopping centre
- Double glazed and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

13'4" (4.06m) x 12'4" (3.76m)

KITCHEN

10'5" (3.18m) x 7'9" (2.36m)

DINING ROOM

11'1" (3.38m) x 7'9" (2.36m)

CONSERVATORY/GARDEN ROOM

9'5" (2.87m) x 8'7" (2.62m) Soon to have a new insulated roof with powder-coated aluminium combined with high-density insulation panels which have a 30-year lifespan

STUDY/OCCASIONAL BEDROOM

8'5" (2.57m) Max x 6'7" (2.01m) Max

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

12'5" (3.78m) x 10'5" (3.18m)

BEDROOM TWO

10'8" (3.25m) x 10'7" (3.23m)

BEDROOM THREE

8'9" (2.67m) x 8'7" (2.62m)

BATHROOM

FRONT AND REAR GARDENS

EPC

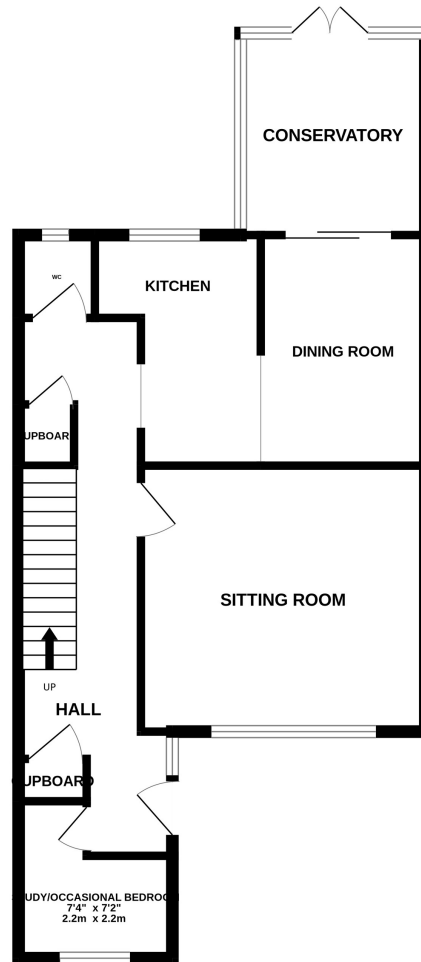
C

COUNCIL TAX

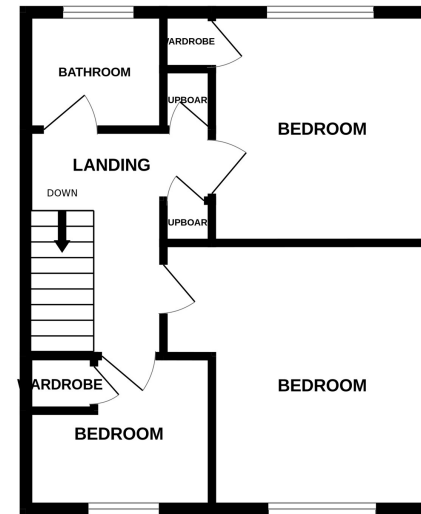
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GROUND FLOOR



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.
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