



85 Bourne Street, Eastbourne, BN21 3SD

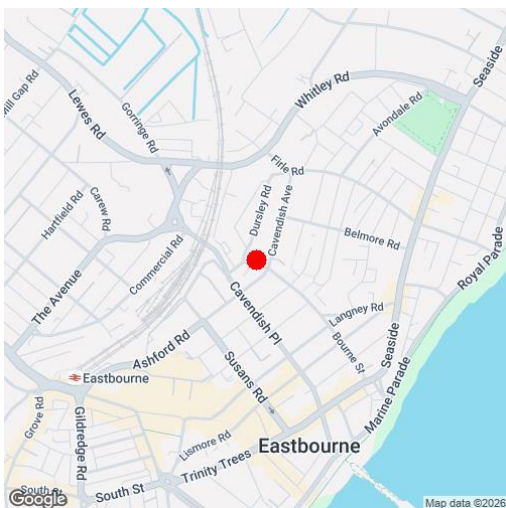
Price £250,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An attractive bay-fronted house forming part of a terrace of similar properties, conveniently located within a few hundred yards of Eastbourne railway station and the Beacon shopping centre. The deceptively spacious accommodation comprises two independent reception rooms together with a 12' x 9' kitchen and wc on the ground floor, whilst there are two double bedrooms, a large bathroom and separate wc on the first floor. The rear courtyard-style garden extends to approximately 25' with the advantage of rear access. The house requires general modernisation and complete redecoration, but does benefit from gas central heating and double glazing and provides a blank canvas for those wishing to secure a house of pleasing character with scope to be appointed and decorated in a style of their own choosing.





## At a Glance:

- Attractive bay-fronted house
- Within a few hundred yards of Eastbourne railway station
- Two reception rooms
- Two double bedrooms
- Large bathroom
- Courtyard garden
- Gas central heating
- Double glazing
- No onward chain

## Accommodation:

### HALL

### SITTING ROOM

14'0" (4.27m) Into Bay x 11'3" (3.43m)

### DINING ROOM

11'8" (3.56m) x 8'6" (2.59m)

### KITCHEN / BREAKFAST ROOM

12'6" (3.81m) x 9'2" (2.79m)

### CLOAKROOM / WC

### LANDING

### BEDROOM 1

13'6" (4.11m) x 11'9" (3.58m)

### BEDROOM 2

11'9" (3.58m) x 8'6" (2.59m)

### BATHROOM

9'2" (2.79m) x 7'10" (2.39m)

### SEPARATE WC

### OUTSIDE:

### 25' COURTYARD GARDEN

### COUNCIL TAX:

Band 'D'

### EPC:

'C'





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 ©2026

Ref: 3

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)