



32 Jellicoe Close, Eastbourne, BN23 6DD

Price £250,000 | Freehold

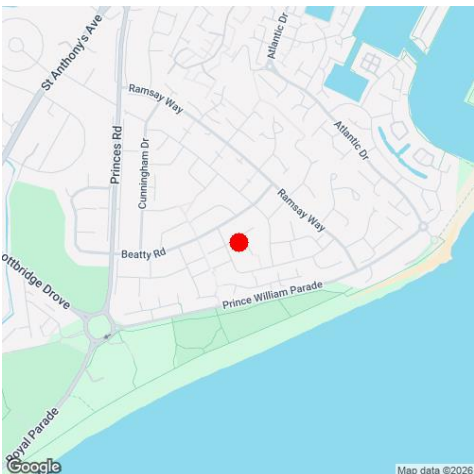
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A two/three bedroom, extended semi detached bungalow situated in the favoured Langney Point area of Eastbourne. The property requires updating throughout but offers spacious accommodation comprising an entrance porch, a sitting room/dining room, a kitchen, two bedrooms, bedroom three/study, a bathroom and a shower room. The property has gas central heating, a garage, gardens to the front and rear and a driveway with parking for two cars. The property is situated in the Langney Point area of Eastbourne within easy reach of local shops and the seafront. Eastbourne town centre and the mainline railway station are approximately two and a half miles away.







### At a Glance:

- Semi detached bungalow
- Two/three bedrooms
- Sitting room/dining room
- Kitchen
- Extension to rear
- Gardens
- Garage
- Chain free

### Accommodation:

#### ENTRANCE PORCH

#### SITTING ROOM/DINING ROOM

22'2" (6.76m) Max x 13'10" (4.22m) Max

#### KITCHEN

9'2" (2.79m) x 8'7" (2.62m)

#### INNER HALLWAY

#### BEDROOM TWO

13'6" (4.11m) x 10'8" (3.25m)

#### BATHROOM

#### BEDROOM THREE/STUDY

10'10" (3.3m) x 6'9" (2.06m)

#### INNER HALLWAY

#### BEDROOM ONE

15'4" (4.67m) x 10'2" (3.1m)

#### SHOWER ROOM

#### OUTSIDE

#### FRONT GARDEN

Hard paving

#### DRIVEWAY LEADING TO

#### GARAGE

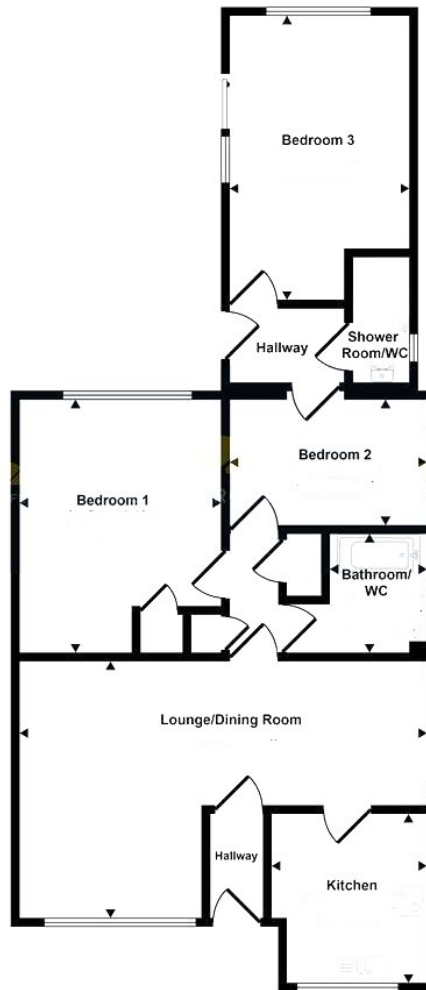
#### REAR GARDEN

Principally laid to patio

#### COUNCIL TAX

Band C





This floorplan is only for illustrative purposes and is not to scale.

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.

**Leaper Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

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

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