



25 Gilbert Road, Eastbourne, BN22 8JA

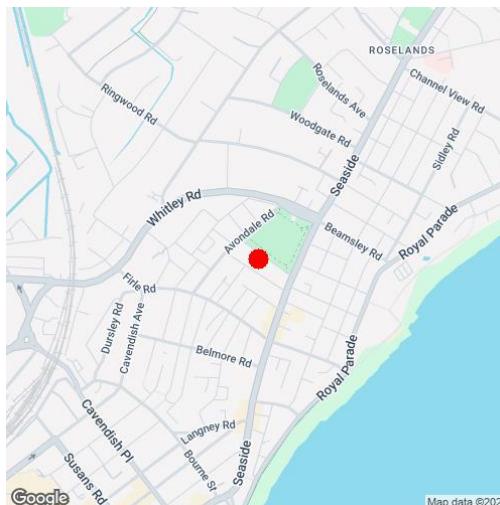
Price £360,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented three bedroom period terraced house located directly opposite and with pleasant views over Seaside recreation ground. This delightful home is presented to an exceptional standard and enjoys accommodation comprising entrance hall, sitting room with attractive bay window opening to a dining room/play room which leads into the kitchen which has been extended to provide a lovely open plan space incorporating a stylish kitchen/diner overlooking the rear garden. Stairs lead from the entrance hall to a first floor landing where there are three good size bedrooms and family bathroom, and the principal bedroom boasts a modern en-suite shower room. The property has the benefit of a secluded garden to the rear and additional benefits include double glazing and gas central heating. The property is conveniently located within easy reach of the seafront as well as Eastbourne town centre which is approximately a mile away. An internal viewing is highly recommended to appreciate this fine property.





At a Glance:

- Well presented three bedroom period home
- Opposite seaside recreation ground
- Sitting room with attractive bay window
- Modern open plan kitchen/breakfast room
- Family bathroom
- En-suite shower room
- Spacious accommodation throughout
- Double glazed and gas central heating
- Private rear garden

Accommodation:

ENTRANCE VESTIBULE

ENTRANCE HALL

SITTING ROOM

15'3" (4.65m) x 12'4" (3.76m)

DINING ROOM/PLAY ROOM

12'2" (3.71m) x 10'3" (3.12m)

KITCHEN/DINING ROOM

12'2" (3.71m) x 10'3" (3.12m)

CLOAKROOM/WC

FIRST FLOOR LANDING

BEDROOM 1

16'10" (5.13m) Max x 15'5" (4.7m) Max

EN-SUITE SHOWER ROOM

BEDROOM 2

12'3" (3.73m) x 10'3" (3.12m)

BEDROOM 3

10'0" (3.05m) x 10'0" (3.05m)

FAMILY BATHROOM

OUTSIDE

GARDENS FRONT AND REAR

EPC

Band 'D'

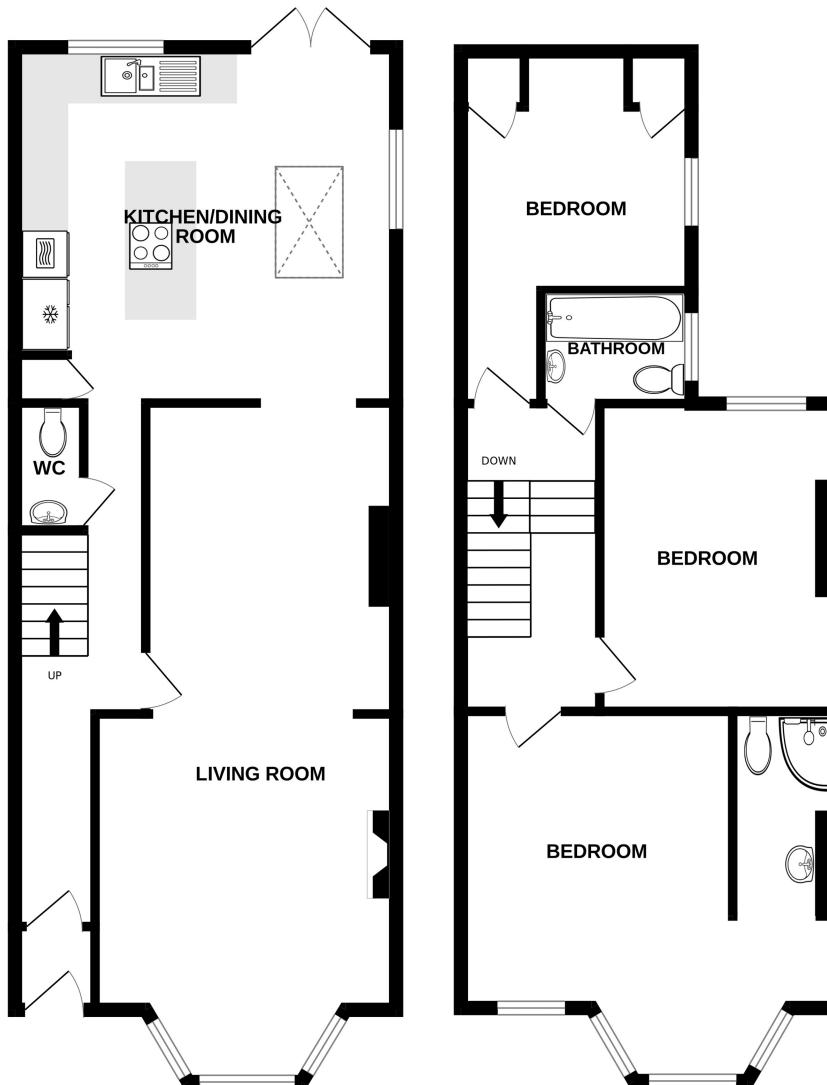
COUNCIL TAX

Band 'C'



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.
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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 **Leaper Stanbrook**

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