



35 Seven Sisters Road, Eastbourne, BN22 0RF

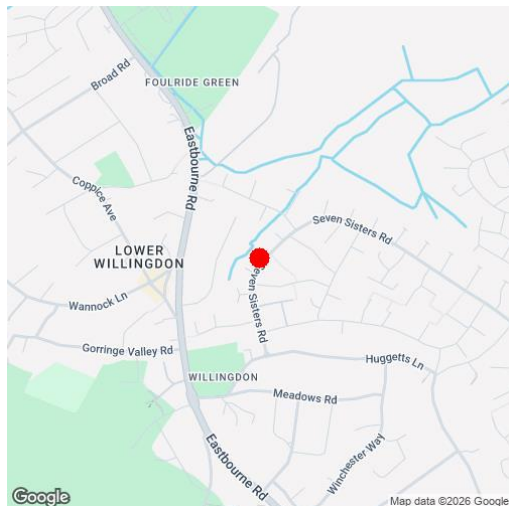
Price £320,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A pleasant three bedroom end of terrace house located in this quiet and popular residential area in Lower Willingdon with lovely views towards the South Downs, close to good bus routes, schools plus local shops and amenities at Freshwater Square. Offered to the market chain free this delightful home enjoys accommodation comprising entrance hall, spacious open plan sitting/dining room leading to a sun room overlooking the rear garden. There is a kitchen with matching wall and base units, areas of work surface, sink and door leading to rear garden. There is also the convenience of a downstairs WC. Stairs rise to the first floor landing where there are three good size bedrooms plus a bathroom/WC. There is a front garden with area of lawn and path leading to the front door and a particular feature is the unusually large rear garden which backs onto a small stream and has an area of lawn, patio plus a summerhouse and shed. There is the added benefit of a garage located in a nearby block and the property is double glazed and has gas central heating.





### At a Glance:

- Three bedroom end of terrace house
- Popular Lower Willingdon location
- Chain Free
- Views towards the South Downs
- Sitting/dining room
- Kitchen
- Sun room
- Unusually large garden backing onto a small stream
- Bathroom
- Garage in a nearby block

### Accommodation:

#### ENTRANCE HALL

**SITTING/DINING ROOM**  
24'1" (7.34m) x 10'7" (3.23m)

**KITCHEN**  
8'6" (2.59m) x 7'9" (2.36m)

**SUN ROOM**  
11'6" (3.51m) x 9'0" (2.74m)

#### DOWNSTAIRS WC

#### FIRST FLOOR LANDING

**BEDROOM 1**  
12'9" (3.89m) x 10'1" (3.07m)

**BEDROOM 2**  
10'8" (3.25m) x 8'9" (2.67m)

**BEDROOM 3**  
10'0" (3.05m) x 6'8" (2.03m)

#### BATHROOM

#### OUTSIDE:

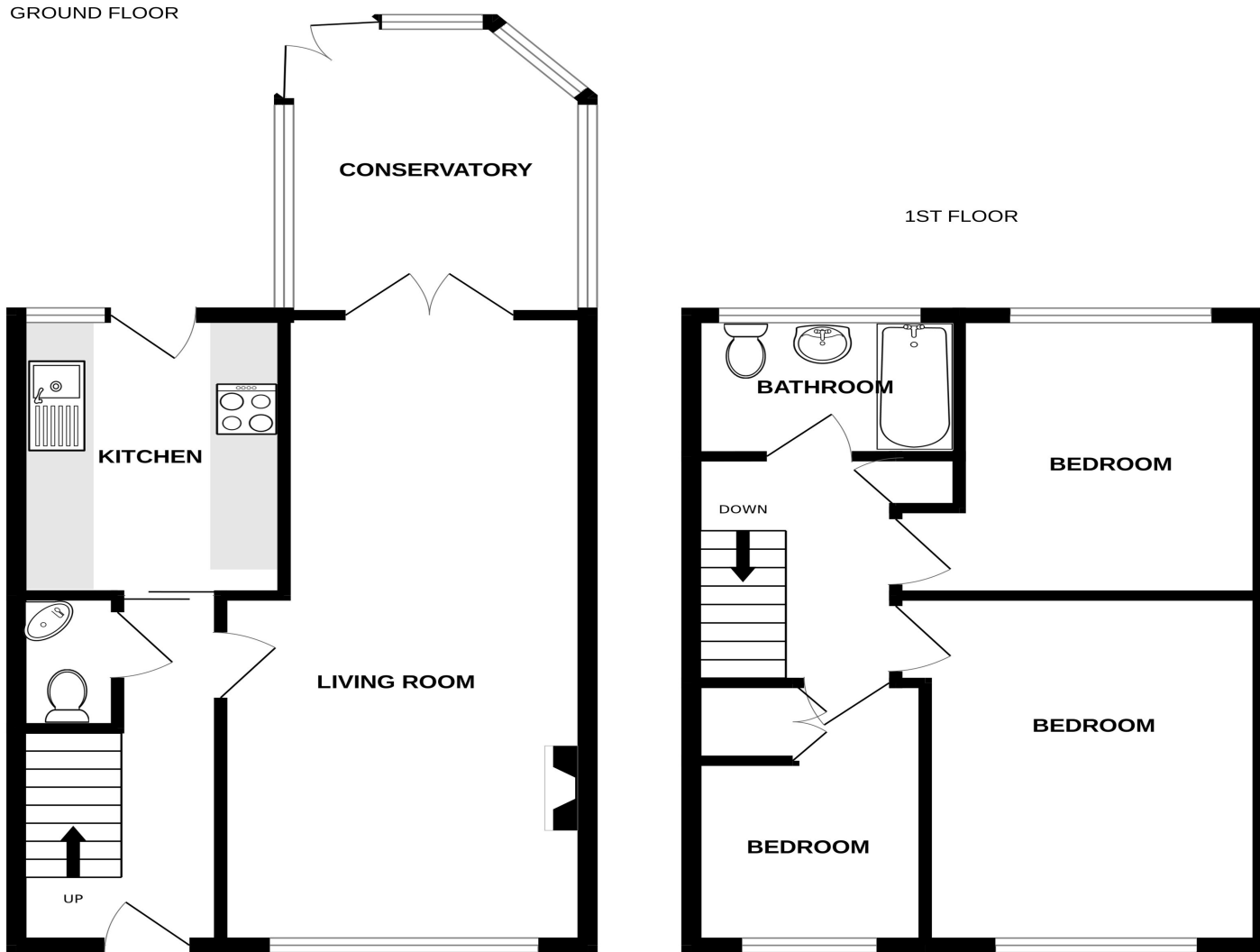
#### FRONT & REAR GARDENS

**GARAGE**  
(in block)

**COUNCIL TAX:**  
"C"

**EPC:**  
"D"





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.

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)