



6 Sidley Road, Eastbourne, BN22 7HB

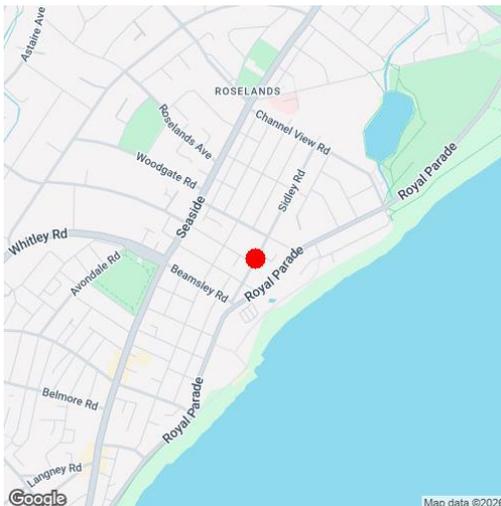
Price £320,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A pleasant period terraced house located just off Eastbourne picturesque seafront boasting three bedrooms, two reception rooms and south facing rear garden. This delightful property is located in the popular Redoubt area of Eastbourne and enjoys spacious accommodation throughout comprising entrance hall, sitting room, dining room, kitchen/breakfast room, rear porch and a ground floor wc. Stairs rise to the first floor where there are three double bedrooms and a modern bathroom/wc. The property enjoys a low maintenance south facing courtyard garden and additional benefits include double glazing and gas central heating. The property is located just one road back from the seafront and is just a short walk to the promenade. There are a number of bus routes, local amenities and Eastbourne town centre is a short distance away.





### At a Glance:

- Three double bedroom terraced house
- Popular Redoubt location
- South facing courtyard garden
- Sitting room
- Dining room
- Kitchen/breakfast room
- Modern bathroom/wc plus ground floor wc
- Close to Seafront
- Double glazed
- Gas central heating

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

15'2" (4.62m) x 12'5" (3.78m)

#### DINING ROOM

11'5" (3.48m) x 10'9" (3.28m)

#### KITCHEN BREAKFAST ROOM

15'6" (4.72m) x 19'6" (5.94m)

#### DOWNSTAIRS WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

16'0" (4.88m) x 11'4" (3.45m)

#### BEDROOM 2

11'5" (3.48m) x 10'10" (3.3m)

#### BEDROOM 3

10'5" (3.18m) x 9'5" (2.87m)

#### BATHROOM

#### OUTSIDE:

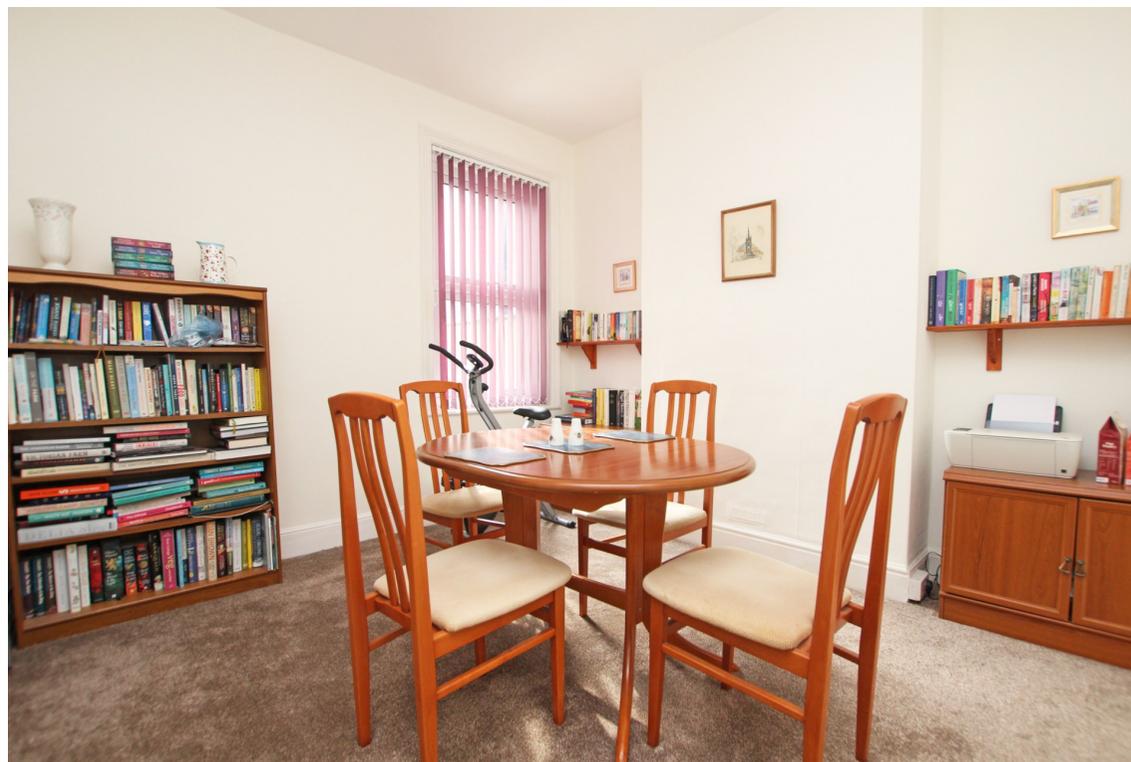
#### SOUTH FACING REAR GARDEN

#### COUNCIL TAX:

Band "C"

#### EPC:

"C"





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.

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