



39 Ash Close, Eastbourne, BN22 0UR

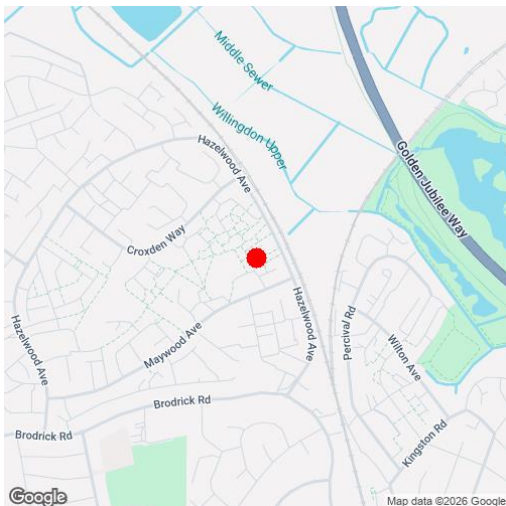
Price £265,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A deceptively spacious four bedroom end of terrace house set in good size gardens and offered to the market chain free, located in a quiet residential area within the Hampden Park area of Eastbourne. Although in need of modernisation this house does enjoy a number of features and benefits. The excellent size accommodation comprises entrance porch, entrance hall, spacious open plan sitting/dining room, kitchen, utility room, conservatory, downstairs WC, first floor landing, four good size bedrooms and bathroom/WC. The property enjoys gardens to both front and rear with large storage unit and additional benefits include being double glazed and having gas central heating. Ash Close is located close to good bus routes, local convenient store and Hampden Park high street and train station are just a little further.





At a Glance:

- Four bedroom end of terrace house
- Quiet residential location
- In need of some modernisation
- Chain Free
- Sitting/dining room
- Kitchen
- Conservatory
- Bathroom/WC plus downstairs WC
- Front and rear gardens
- Double glazing and gas central heating

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING / DINING ROOM
23'4" (7.11m) x 15'3" (4.65m)

CONSERVATORY
17'2" (5.23m) x 10'2" (3.1m)

KITCHEN
12'2" (3.71m) x 9'6" (2.9m)

DOWNSTAIRS WC

UTILITY ROOM
5'9" (1.75m) x 4'7" (1.4m)

FIRST FLOOR LANDING

BEDROOM 1
11'8" (3.56m) x 11'2" (3.4m)

BEDROOM 2
11'9" (3.58m) x 8'9" (2.67m)

BEDROOM 3
10'4" (3.15m) x 9'8" (2.95m)

BEDROOM 4
10'4" (3.15m) x 6'5" (1.96m)

BATHROOM / WC

OUTSIDE:

FRONT & REAR GARDENS

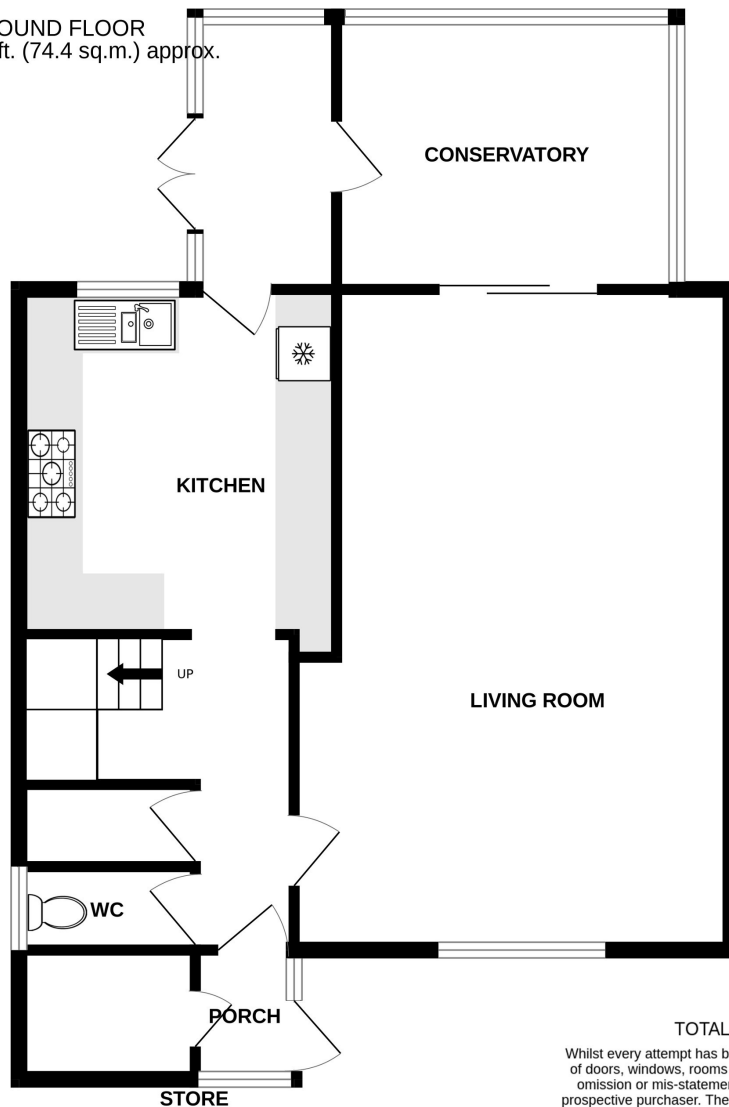
LARGE STORAGE SHED

COUNCIL TAX:
Band 'C'

EPC:
'C'



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



2ND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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