



76 Green Street, Eastbourne, BN21 1RF

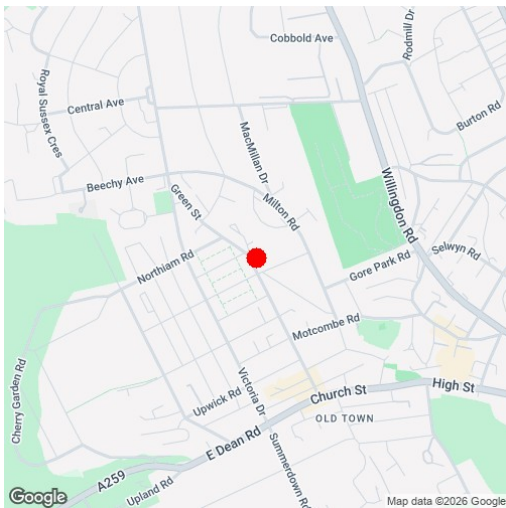
Price £350,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious four bedroom two reception room semi-detached house located in the sought after Old Town area of Eastbourne. Although in need of complete renovation and refurbishment, this property offers huge potential to create a wonderful home. The property is offered to the market chain free and accommodation comprises entrance hall, sitting room, dining room, kitchen, utility room, ground floor WC, first floor landing, four bedrooms, bathroom plus separate WC. There are good size gardens to both front and rear. The property is conveniently located within easy reach of Albert Parade where there are a variety of shops and amenities including a Co-op, butchers, green grocers, cafe, post office and variety of takeaway food options. There are also a number of highly regarded schools nearby which cater for all age groups. Eastbourne town centre, train station and seafront are approximately a mile away.





At a Glance:

- Four bedroom semi-detached house
- Popular Old Town location
- Requires full renovation and refurbishment
- Sitting room
- Dining room
- Kitchen
- Utility room
- Bathroom, separate WC and ground floor WC
- Chain free
- Gardens to front and rear

Accommodation:

ENTRANCE HALL

SITTING ROOM

13'9" (4.19m) x 11'2" (3.4m)

DINING ROOM

14'1" (4.29m) x 11'0" (3.35m)

KITCHEN

11'9" (3.58m) x 11'2" (3.4m)

UTILITY ROOM

11'0" (3.35m) x 5'4" (1.63m)

WC

FIRST FLOOR LANDING

BEDROOM ONE

13'9" (4.19m) x 10'9" (3.28m)

BEDROOM TWO

13'8" (4.17m) x 11'2" (3.4m)

BEDROOM THREE

8'9" (2.67m) x 8'2" (2.49m)

BEDROOM FOUR

9'3" (2.82m) x 5'7" (1.7m)

BATHROOM

WC

FRONT AND REAR GARDENS

COUNCIL TAX

C

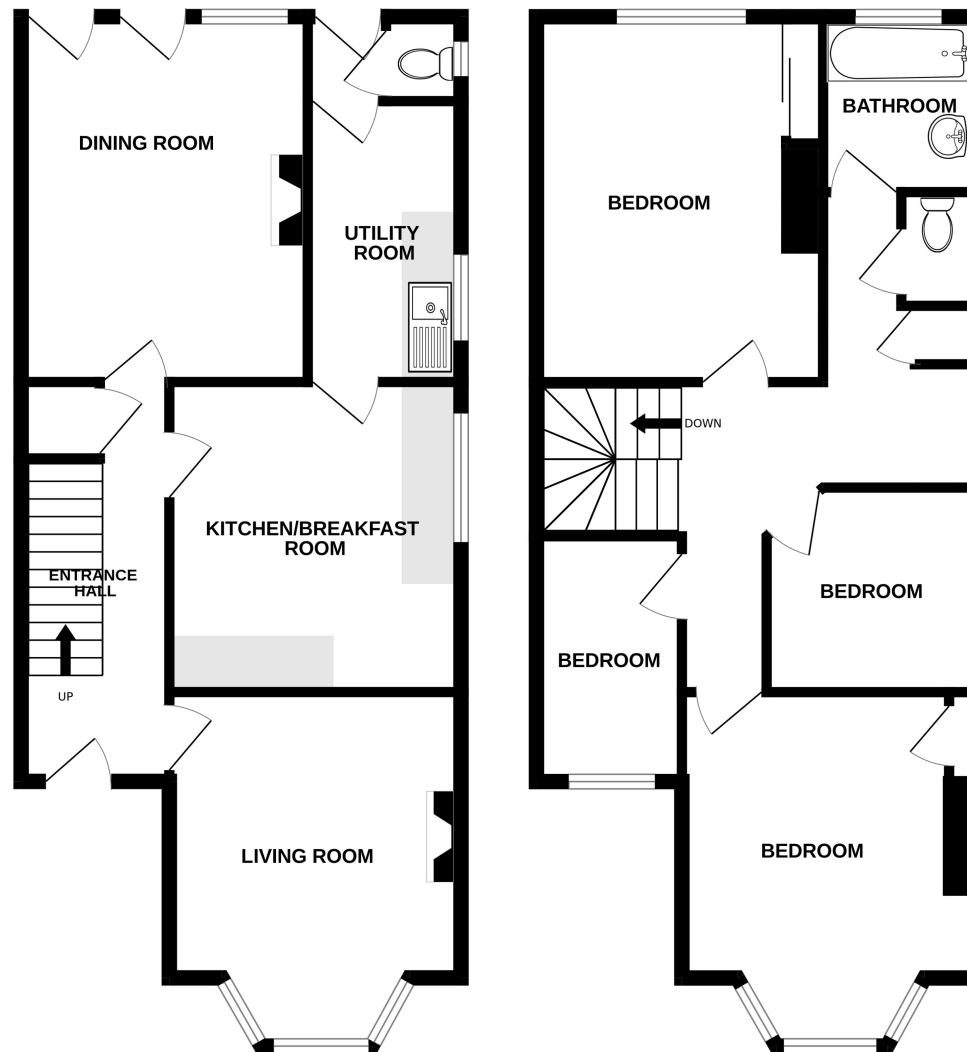
EPC

E



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email