



35 Letheren Place, Eastbourne, BN21 1HL

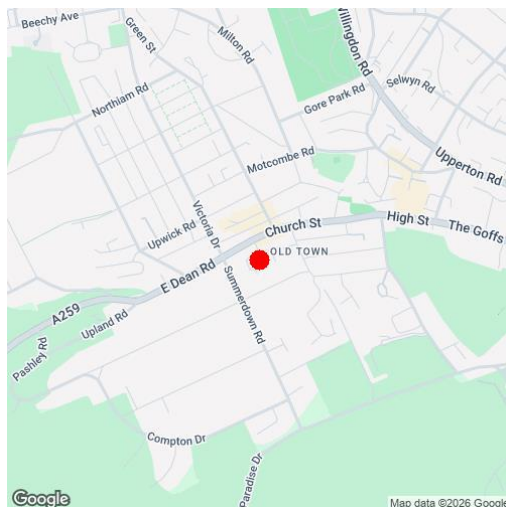
Price £575,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A beautifully presented four bedroom detached house nestled in a quiet residential cul-de-sac within the much sought after Old Town area of Eastbourne. This stunning home is presented in an exceptional standard and has been stylishly and sympathetically improved by the current owners in recent years. Bright and spacious accommodation comprises entrance hall, sitting room, dining room, conservatory, kitchen with range of matching wall and base units as well as integrated eye level oven/grill plus ceramic hob, further appliance spaces and stainless steel sink with mixer tap. There is an excellent size utility room with an abundance of storage plus there is a useful ground floor WC. Stairs rise to a first floor landing where there are four good size bedrooms along with a modern family bathroom/WC and there is also the convenience of an en-suite shower room/WC serving the main bedroom. The property has the benefit of a driveway to the front providing off road parking for 2-3 vehicles and there is a secluded westerly facing garden to the rear principally laid to lawn with area of patio plus a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating. Letheren Place is conveniently situated within easy reach of Gildredge Park, a Waitrose store, good bus routes and a number of highly regarded schools catering for all age groups. Eastbourne town centre, seafront and mainline train station are approximately a mile away.





### At a Glance:

- Four bedroom detached house
- Beautifully presented throughout
- Modern kitchen
- Spacious sitting room plus separate dining room
- Conservatory
- Family bathroom plus en-suite shower room
- Ground floor WC
- Secluded westerly facing rear garden
- Driveway for 2-3 vehicles
- Double glazing and gas central heating

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

17'9" (5.41m) x 15'9" (4.8m)

#### DINING ROOM

9'4" (2.84m) x 8'5" (2.57m)

#### CONSERVATORY

10'0" (3.05m) x 9'9" (2.97m)

#### KITCHEN

14'7" (4.45m) x 8'5" (2.57m)

#### UTILITY ROOM

17'7" (5.36m) x 8'1" (2.46m)

#### WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

15'0" (4.57m) x 12'9" (3.89m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

12'2" (3.71m) x 8'3" (2.51m)

#### BEDROOM 3

9'7" (2.92m) x 8'11" (2.72m)

#### BEDROOM 4

9'5" (2.87m) x 8'9" (2.67m)

#### BATHROOM

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### DRIVEWAY

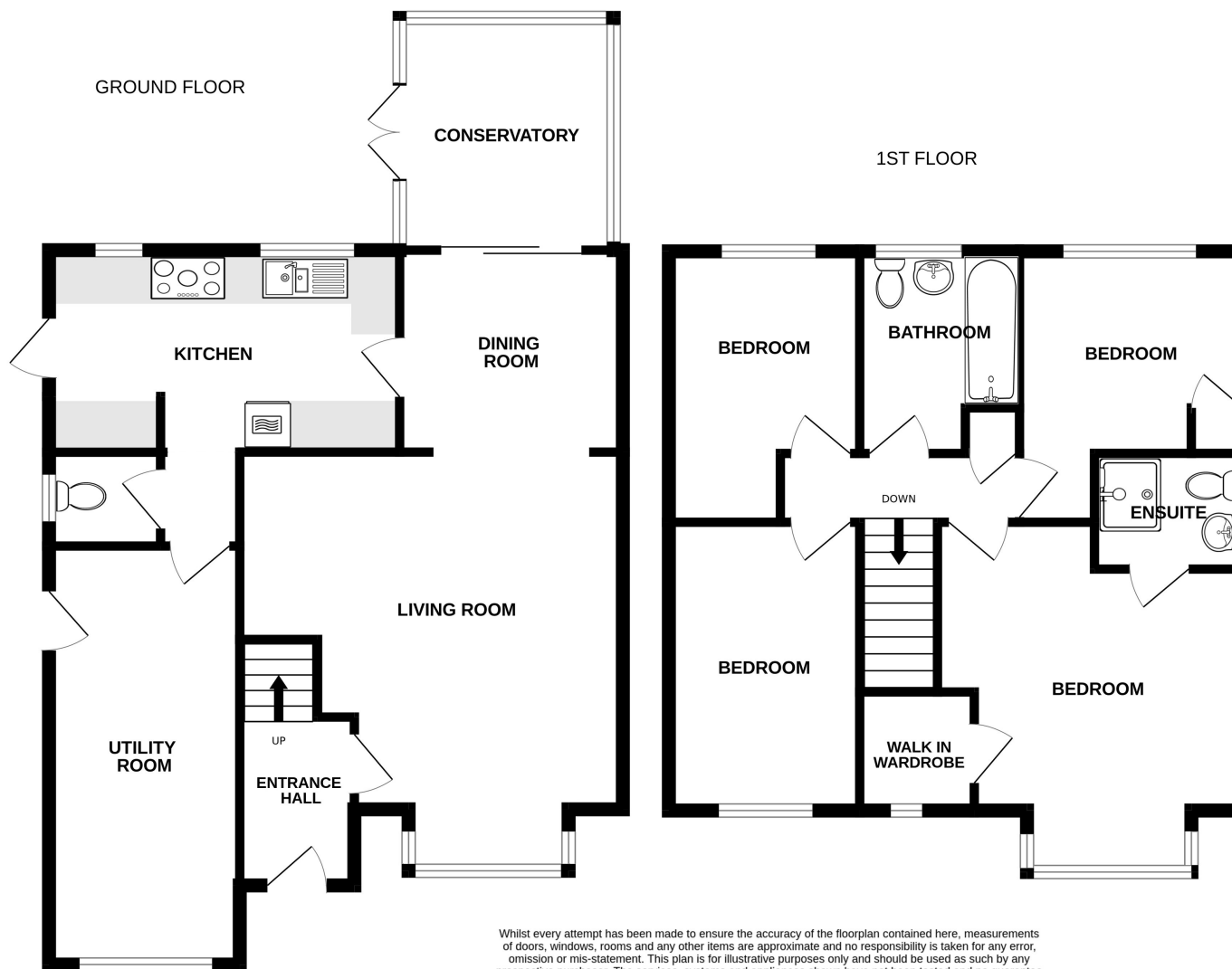
#### COUNCIL TAX:

Band 'E'

#### EPC:

'C'





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.  
Made with Metropix ©2026

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**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)



35 Letheren Place, Eastbourne, BN21 1HL

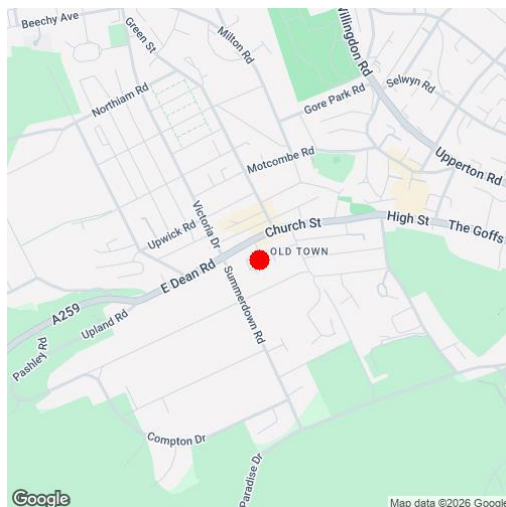
Price £575,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A beautifully presented four bedroom detached house nestled in a quiet residential cul-de-sac within the much sought after Old Town area of Eastbourne. This stunning home is presented in an exceptional standard and has been stylishly and sympathetically improved by the current owners in recent years. Bright and spacious accommodation comprises entrance hall, sitting room, dining room, conservatory, kitchen with range of matching wall and base units as well as integrated eye level oven/grill plus ceramic hob, further appliance spaces and stainless steel sink with mixer tap. There is an excellent size utility room with an abundance of storage plus there is a useful ground floor WC. Stairs rise to a first floor landing where there are four good size bedrooms along with a modern family bathroom/WC and there is also the convenience of an en-suite shower room/WC serving the main bedroom. The property has the benefit of a driveway to the front providing off road parking for 2-3 vehicles and there is a secluded westerly facing garden to the rear principally laid to lawn with area of patio plus a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating. Letheren Place is conveniently situated within easy reach of Gildredge Park, a Waitrose store, good bus routes and a number of highly regarded schools catering for all age groups. Eastbourne town centre, seafront and mainline train station are approximately a mile away.





### At a Glance:

- Four bedroom detached house
- Beautifully presented throughout
- Modern kitchen
- Spacious sitting room plus separate dining room
- Conservatory
- Family bathroom plus en-suite shower room
- Ground floor WC
- Secluded westerly facing rear garden
- Driveway for 2-3 vehicles
- Double glazing and gas central heating

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

17'9" (5.41m) x 15'9" (4.8m)

#### DINING ROOM

9'4" (2.84m) x 8'5" (2.57m)

#### CONSERVATORY

10'0" (3.05m) x 9'9" (2.97m)

#### KITCHEN

14'7" (4.45m) x 8'5" (2.57m)

#### UTILITY ROOM

17'7" (5.36m) x 8'1" (2.46m)

#### WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

15'0" (4.57m) x 12'9" (3.89m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

12'2" (3.71m) x 8'3" (2.51m)

#### BEDROOM 3

9'7" (2.92m) x 8'11" (2.72m)

#### BEDROOM 4

9'5" (2.87m) x 8'9" (2.67m)

#### BATHROOM

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### DRIVEWAY

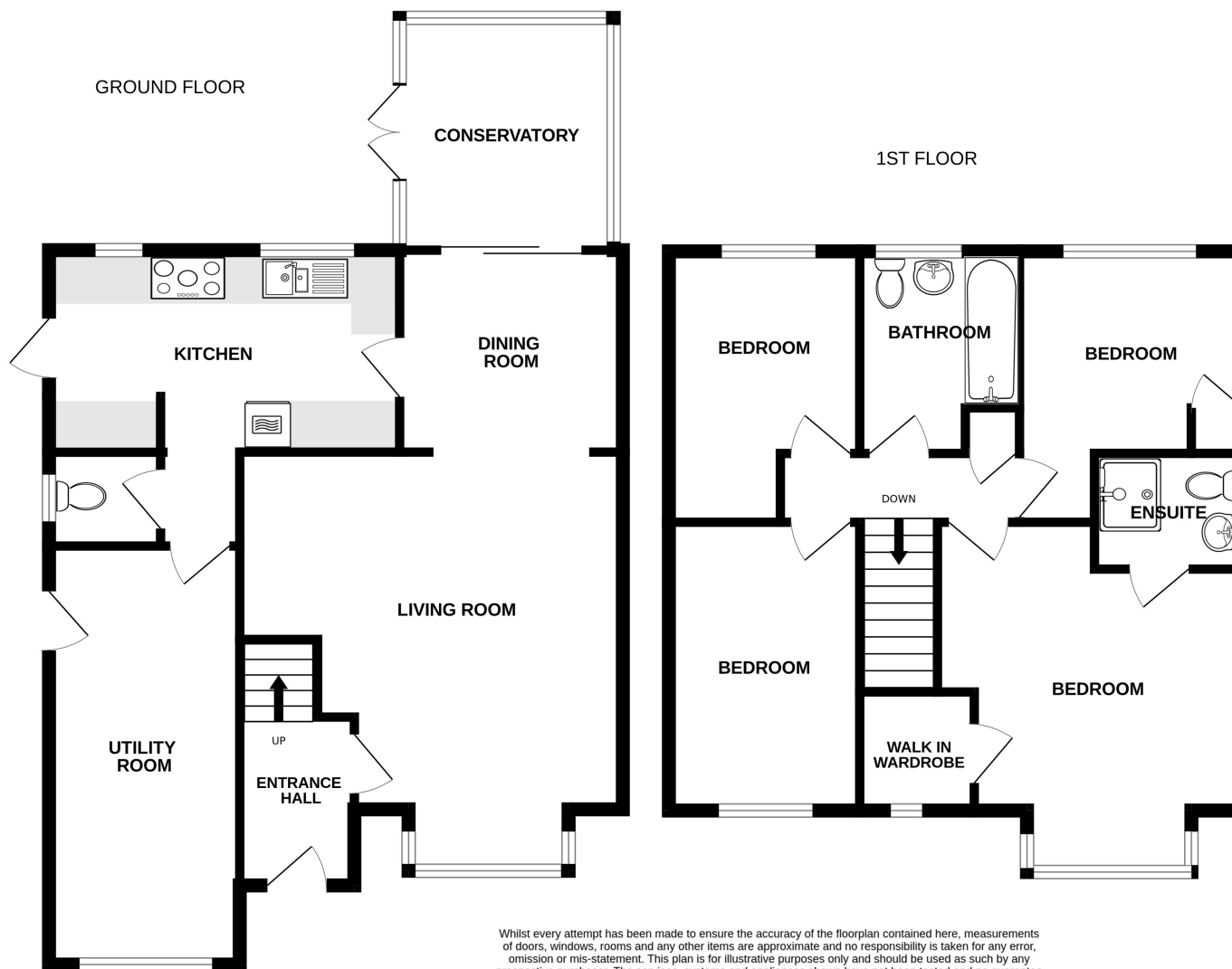
#### COUNCIL TAX:

Band 'E'

#### EPC:

'C'





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.  
Made with Metropix ©2026

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)