



37 Churchdale Road, Eastbourne, BN22 8SB

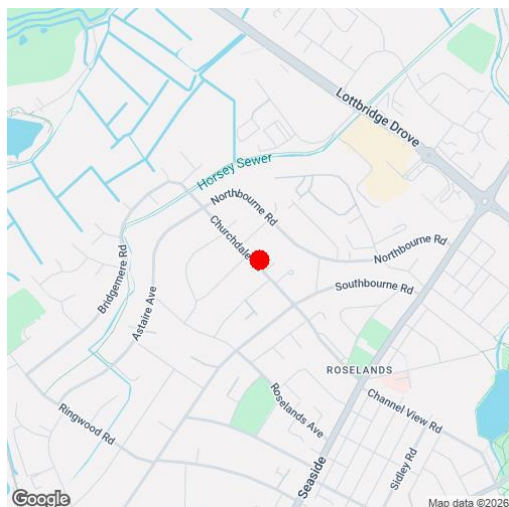
Price £290,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An attractive older style three bedroom semi-detached house boasting driveway and excellent size rear garden located in the ever popular Roselands area of Eastbourne. This delightful house is offered to the market chain free and enjoys accommodation comprising entrance porch, entrance hall, spacious open plan sitting/dining room, kitchen with range of matching wall and base units along with stainless steel sink and appliance spaces, ground floor wc, stairs leading to first floor landing, three excellent size bedrooms, shower/wet room and separate wc. The property has the benefit of double glazing and gas central heating throughout. To the front there is a good size driveway providing off road parking for 2-3 vehicles and to the rear there is a great size level garden principally laid to lawn with timber shed plus brick built garden store. The property is conveniently located close to the highly regarded Roselands Infant school as well as local shops and bus routes. Eastbourne town centre, train station and seafront are around a mile and a half away.





At a Glance:

- Three bedroom semi-detached house
- Chain Free
- Popular Roselands location
- Open plan sitting/dining room
- Kitchen
- Downstairs WC
- Driveway
- Good size lawned rear garden
- Double glazed
- Gas central heating

Accommodation:

ENTRANCE HALL

OPEN PLAN SITTING/DINING ROOM
21'8" (6.6m) x 13'2" (4.01m)

KITCHEN

10'9" (3.28m) x 6'9" (2.06m)

UTILITY ROOM

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

12'1" (3.68m) x 11'0" (3.35m)

BEDROOM 2

10'8" (3.25m) x 10'6" (3.2m)

BEDROOM 3

10'9" (3.28m) x 8'1" (2.46m)

SHOWER/WET ROOM

WC

OUTSIDE:

DRIVEWAY

REAR GARDEN

COUNCIL TAX:

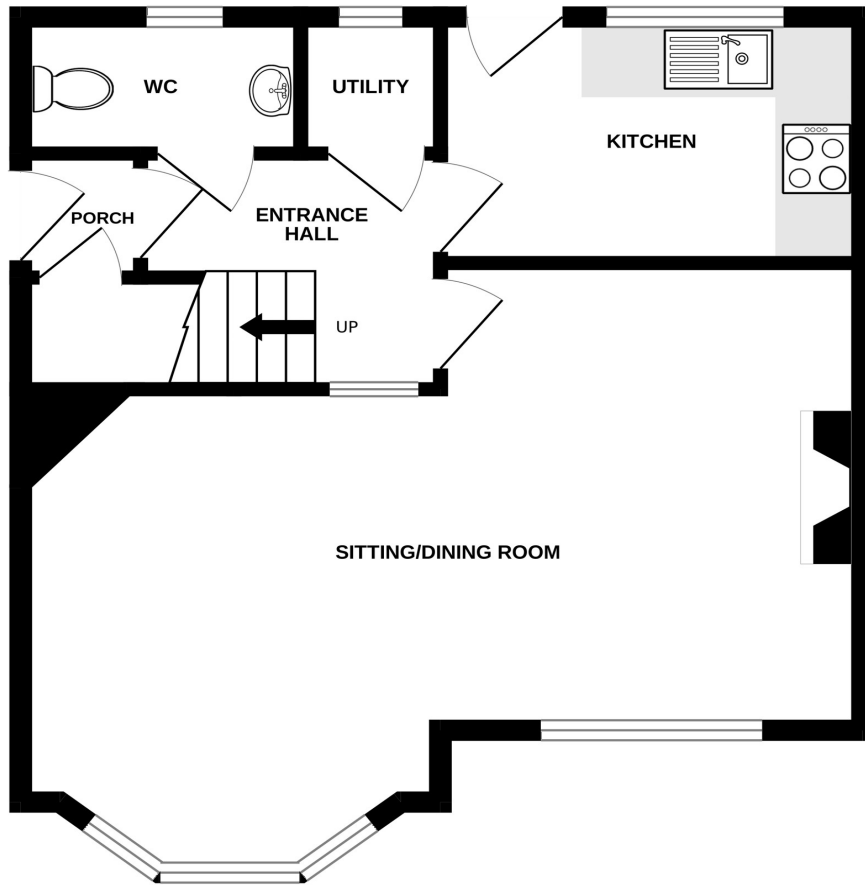
Band "C"

EPC:

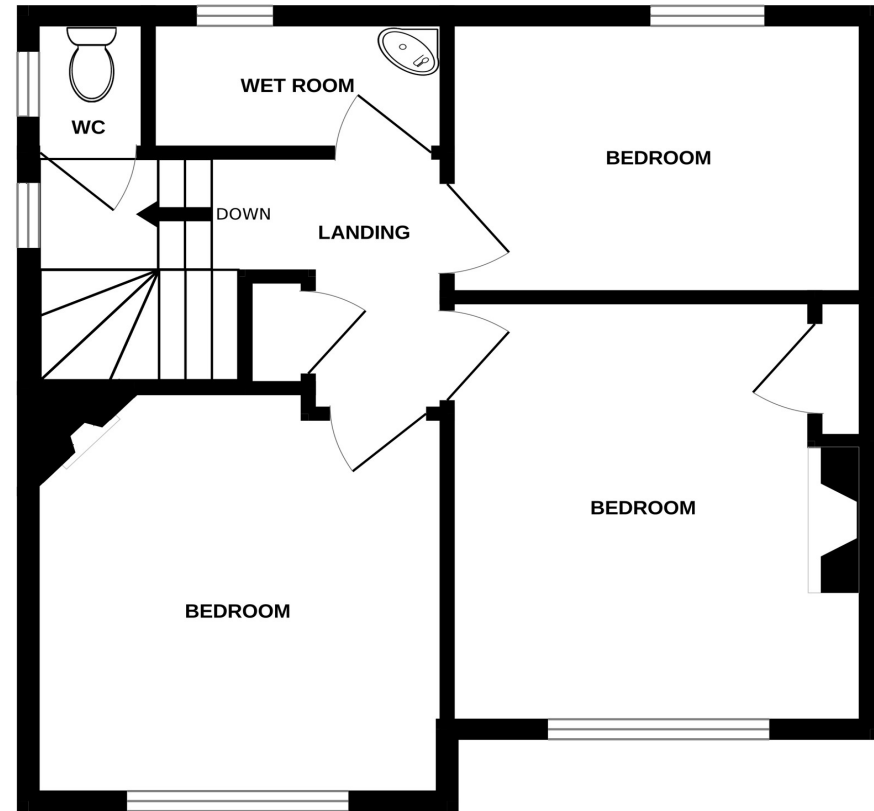
"D"



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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