



47 Northiam Road, Eastbourne, BN20 8LP

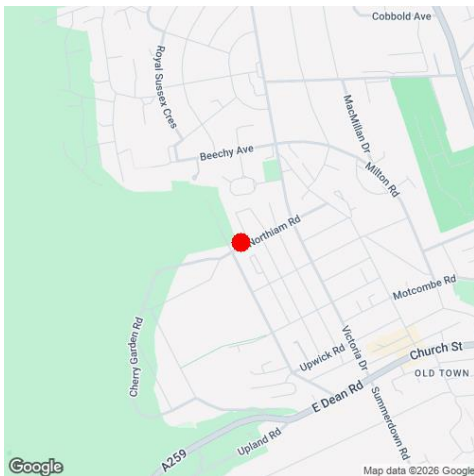
Price £350,000 | Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A well proportioned three bedroom semi-detached house with a 60` rear garden located in the favoured Old Town area of Eastbourne, available with no onward chain. The ground floor accommodation comprises a cloakroom/wc, two reception rooms together with a fitted kitchen with integrated oven and hob. There are three first floor bedrooms together with a bathroom with white suite and separate wc. The house requires complete redecoration and some further modernisation but does benefit from gas central heating and sealed unit double glazed windows and is considered an ideal opportunity for the DIY enthusiast. Conveniently located, The Old Town Recreational Ground and schools catering for most age groups are in the vicinity, whilst local shopping facilities including a Waitrose store are within easy reach. Eastbourne town centre, served by buses that pass nearby is approximately 1.5 miles away.





### At a Glance:

- Favoured Old Town location
- No onward chain
- 60` rear garden
- Two reception rooms
- Fitted kitchen
- Three bedrooms
- Gas central heating
- Sealed unit double glazing

### Accommodation:

#### HALL

#### CLOAKROOM/WC

#### SITTING ROOM

13'9" (4.19m) x 12'4" (3.76m) Into Bay

#### DINING ROOM

12'3" (3.73m) x 11'0" (3.35m)

#### KITCHEN

11'0" (3.35m) x 9'0" (2.74m)

#### LANDING

#### BEDROOM 1

12'3" (3.73m) x 12'0" (3.66m)

#### BEDROOM 2

12'0" (3.66m) x 12'0" (3.66m)

#### BEDROOM 3

9'0" (2.74m) x 8'0" (2.44m)

#### BATHROOM

#### SEPARATE WC

#### OUTSIDE:

#### GARDENS FRONT & REAR

the latter approximately 60` in depth

#### COUNCIL TAX:

Band "D"

#### EPC:

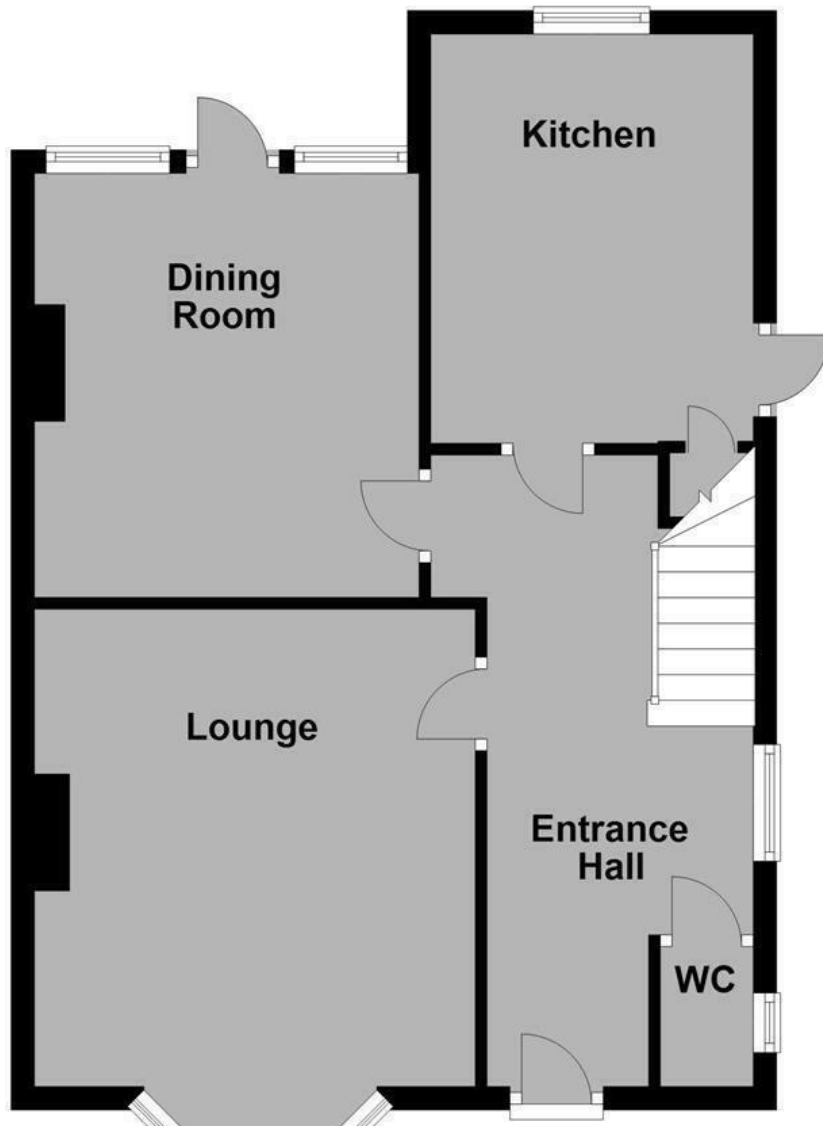
"C"

#### SPECIAL NOTE

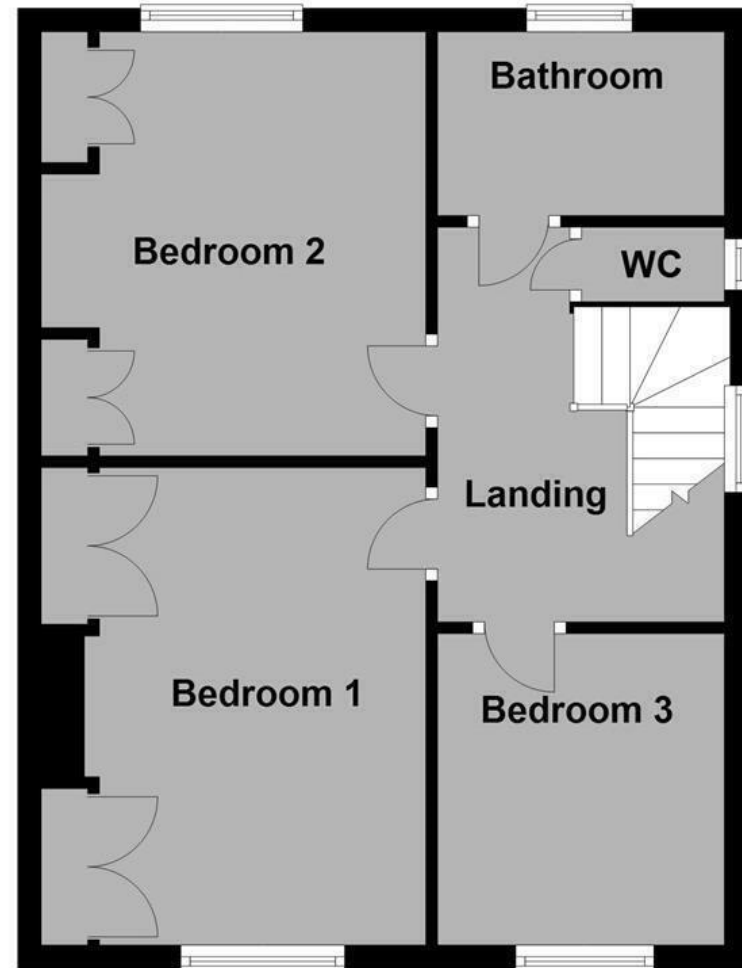
Declaration of Personal Interest: In accordance with Section 21 of the Estate Agents Act 1979, we hereby declare that one of the vendors of this property is a director of Leaper Stanbrook



## Ground Floor



## First Floor



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.

 **Leaper  
Stanbrook**

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