



67 Leslie Street, Eastbourne, BN22 8JB

AN EXCELLENT OPPORTUNITY ARISES TO SECURE THIS THREE DOUBLE BEDROOM, TWO RECEPTION ROOM VICTORIAN DOUBLE FRONTED HOUSE, OCCUPYING A CORNER POSITION WITHIN THE POPULAR SEASIDE AREA OF EASTBOURNE CLOSE TO THE TOWN CENTRE, LOCAL SCHOOLS, AMENITIES & BUS ROUTES AS WELL AS THE SEAFRONT AND MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property does require some modernisation and updating and provides versatile accommodation arranged over two floors to include a 16'10 x 10'0 dual aspect living room with understairs cupboard, a separate bay fronted dining room and a fitted kitchen with built in appliances. In addition, there is a downstairs wet room with a separate w.c and to the first floor there are three double bedrooms, each with feature fireplaces. Outside, there is an L-shaped enclosed courtyard garden which enjoys a southerly aspect.

Further benefits include gas fired central heating with radiators, double glazing and the property is to be sold CHAIN FREE. This is an ideal property for someone wanting to be centrally located and looking for a house they can improve themselves to create the perfect home. The house is also a short walk away from Seaside Recreation Ground as well as local shops on Seaside Road and Firle Road.

Viewing is recommended and strictly by appointment by the owners Sole agent, Charles & Co.

Price £275,000

67 Leslie Street, Eastbourne, BN22 8JB



- Three Double Bedroom Victorian House
- Close to Town & Seafront
- Fitted Kitchen with Built in Appliances
- To Be Sold Chain Free
- Occupying a Corner Position
- Two Dual Aspect Reception Rooms
- Double Glazing & Gas Central Heating
- Popular Seaside Area
- Downstairs Wet Room & W.C
- In Need of Modernisation

Entrance Hall

Living Room

16'10 x 10'0 (5.13m x 3.05m)

Dining Room

17'0 into bay x 10'4 (5.18m into bay x 3.15m)

Kitchen

10'10 x 9'6 (3.30m x 2.90m)

Wet Room

5'5 x 5'2 (1.65m x 1.57m)

Separate W.C

First Floor Landing

Bedroom One

11'2 x 10'9 (3.40m x 3.28m)

Bedroom Two

10'10 x 9'7 (3.30m x 2.92m)

Bedroom Three

14'7 x 8'2 (4.45m x 2.49m)

Outside

Rear Courtyard Garden





Floor Plan



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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.

Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |