



45 Gore Park Road, Eastbourne, BN21 1TG

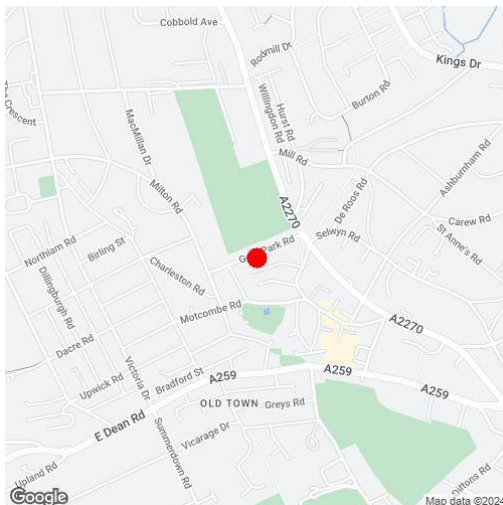
Price £480,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A deceptively spacious four bedroom house forming part of a terrace of similar properties, providing versatile accommodation arranged over four floors enjoying a much favoured location in the Old Town area of Eastbourne. The house is considered well presented and appointed throughout, with the hall floor accommodation comprising a formal sitting room with magnificent marble fireplace and sash-style double glazed windows with plantation shutters and a spacious re-fitted bathroom with both a bath and large shower cubicle. The lower ground floor has its own private entrance and with some reconfiguring, could provide a self-contained unit, separate from the rest of the house if required. It is currently laid out as a second sitting room, a double bedroom and magnificent 19' x 10' kitchen/dining room. The kitchen area is fitted with a comprehensive range of modern wall and base units beneath contoured work surfaces, whilst the dining area has patio doors opening onto the small yet attractive walled courtyard garden. There are two further double bedrooms on the first floor and the fourth bedroom is on the second floor. Other benefits include gas central heating and sealed unit double glazing. Enjoying a highly regarded residential location, schools, catering for most age groups together with shopping facilities including a Waitrose store are in the immediate vicinity, whilst Eastbourne town centre is less than 1 mile away.





At a Glance:

- Favoured Old Town location
- Versatile and deceptively spacious accommodation over four floors
- Four bedrooms
- Two reception rooms
- Superb 19' x 10' kitchen/dining room
- Low maintenance walled courtyard garden
- Gas central heating
- Sealed unit double glazing

Accommodation:

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

14'3" (4.34m) x 11'4" (3.45m)

BATHROOM

LOWER GROUND FLOOR

SECOND SITTING ROOM

15'3" (4.65m) x 10'8" (3.25m)

BEDROOM 4

13'10" (4.22m) x 11'4" (3.45m)

KITCHEN/DINING ROOM

19'2" (5.84m) x 10'5" (3.18m)

FIRST FLOOR LANDING

BEDROOM 1

15'7" (4.75m) Max x 11'6" (3.51m) Max

BEDROOM 2

11'2" (3.4m) Max x 9'6" (2.9m) Max

SECOND FLOOR

BEDROOM 3

12'10" (3.91m) Max x 11'4" (3.45m) Max

OUTSIDE:

COURTYARD GARDEN

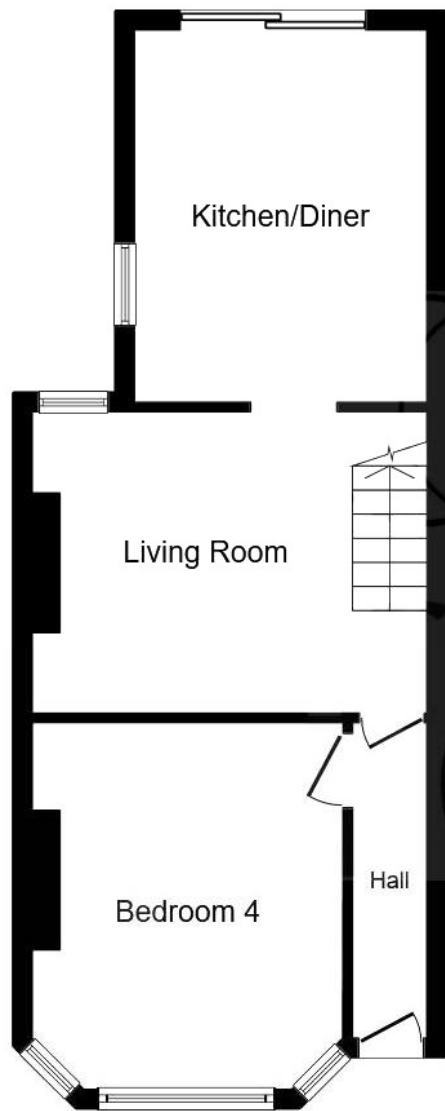
COUNCIL TAX:

Band "C"

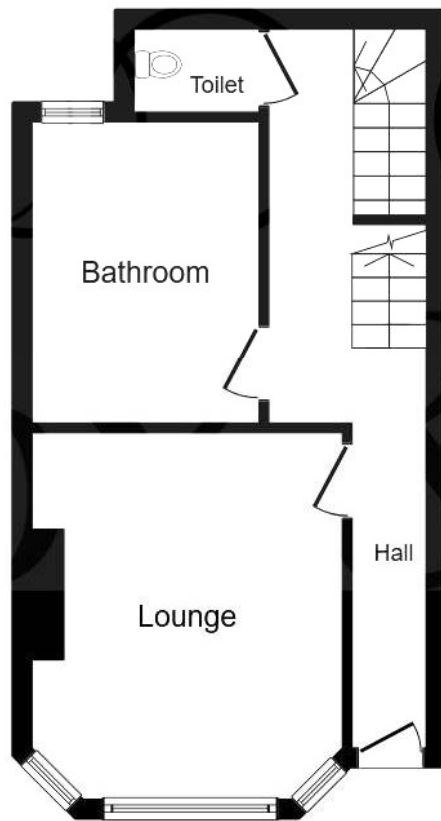
EPC:

"E"

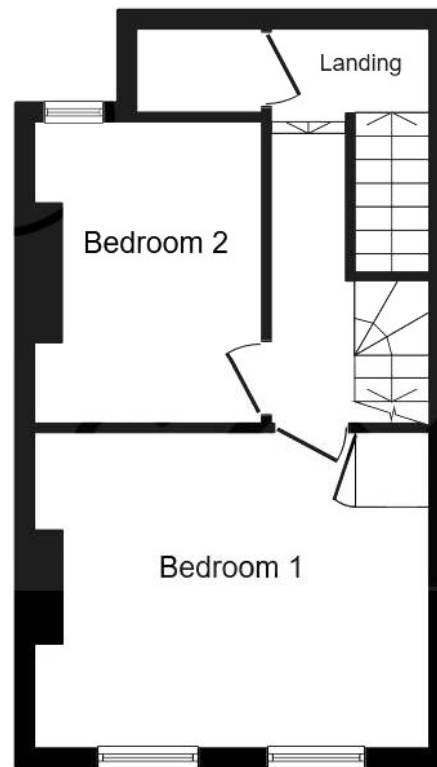




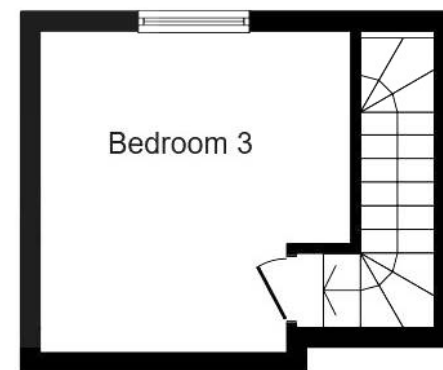
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Ref: 1

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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