



**40 Longland Road, Eastbourne, BN20 8HS**

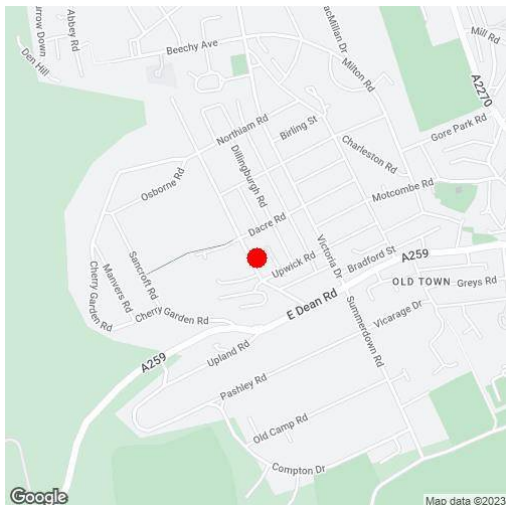
Price £415,000 | Freehold

**LS** **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**

A well presented 1930's style three bedroom hall to hall design semi-detached house in the favoured Old Town area of Eastbourne. The ground floor accommodation with Camaro flooring throughout, comprises a cloakroom/wc, two separate reception rooms and a shaker-style fitted kitchen with a range of wall and base units beneath contoured work surfaces, with space for a Range-style oven and dishwasher. The three first floor bedrooms are all of a good size and are served by the family bathroom with an independent shower unit over the bath. The house is set within gardens to the front and rear; the latter has a raised decked sitting area leading down to an area of lawn and extends to some 50'. Located within 50 yards of Old Town Recreational Ground, schools catering for most age groups are in the vicinity, whilst local shopping facilities are available in Albert parade.





## At a Glance:

- Well presented throughout
- Favoured Old Town location
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Gardens to the front and rear
- Gas central heating
- Sealed unit double glazing

## Accommodation:

**LARGE ENTRANCE HALL**

**CLOAKROOM**

**SITTING ROOM**

12'9" (3.89m) x 12'9" (3.89m)

**DINING ROOM**

12'2" (3.71m) x 10'3" (3.12m)

**KITCHEN**

12'0" (3.66m) x 8'0" (2.44m)

**BEDROOM 1**

13'0" (3.96m) x 12'4" (3.76m)

**BEDROOM 2**

12'3" (3.73m) x 10'4" (3.15m)

**BEDROOM 3**

11'3" (3.43m) x 8'0" (2.44m)

**BATHROOM**

**OUTSIDE:**

**GARDENS FRONT & REAR**

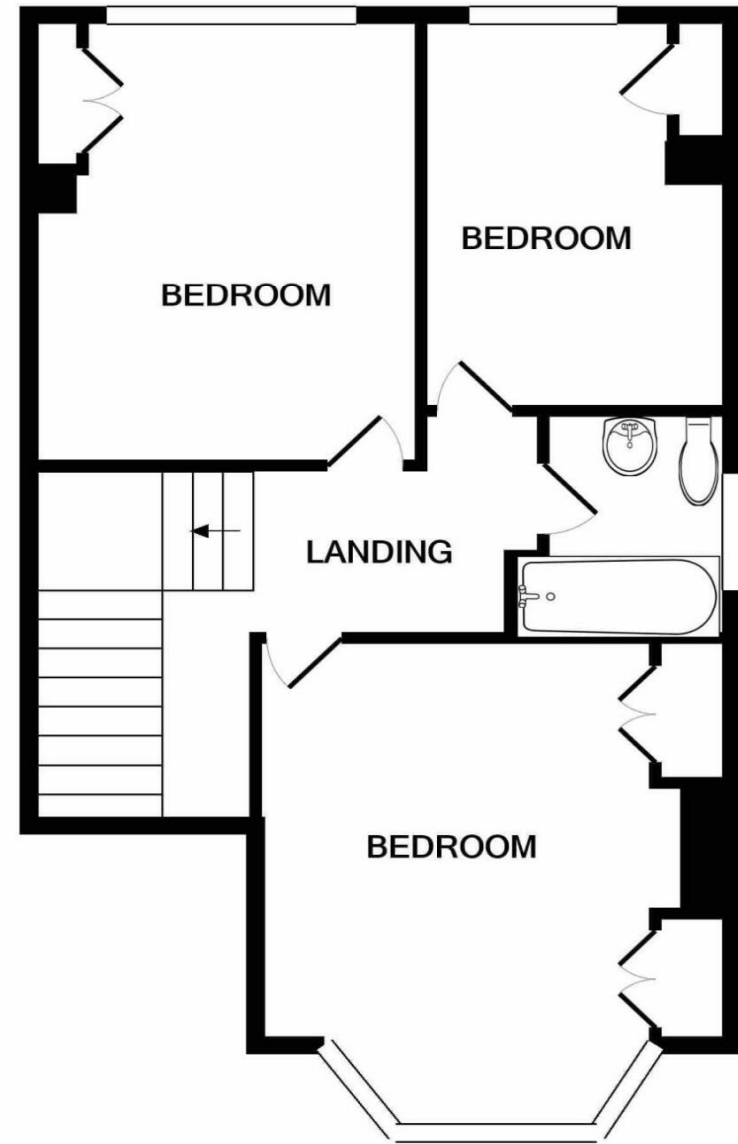
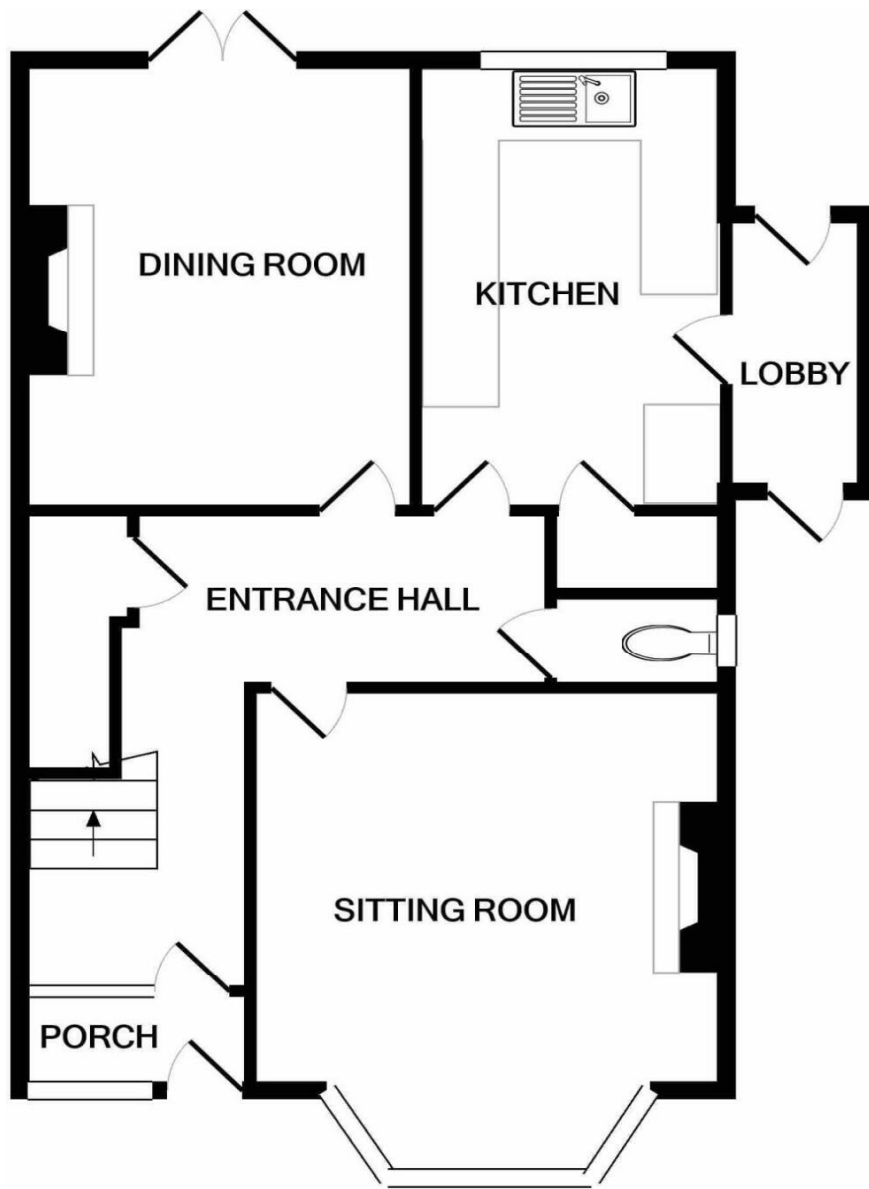
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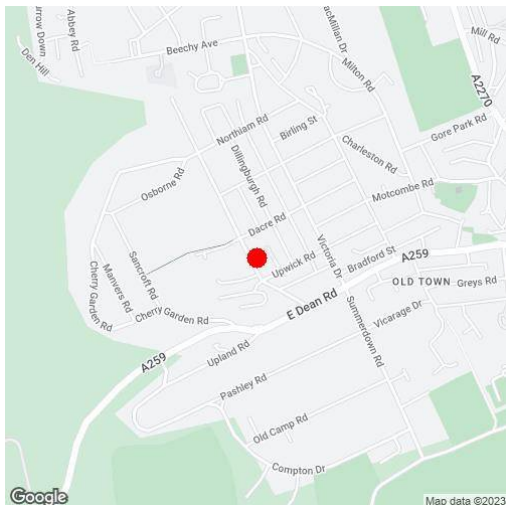
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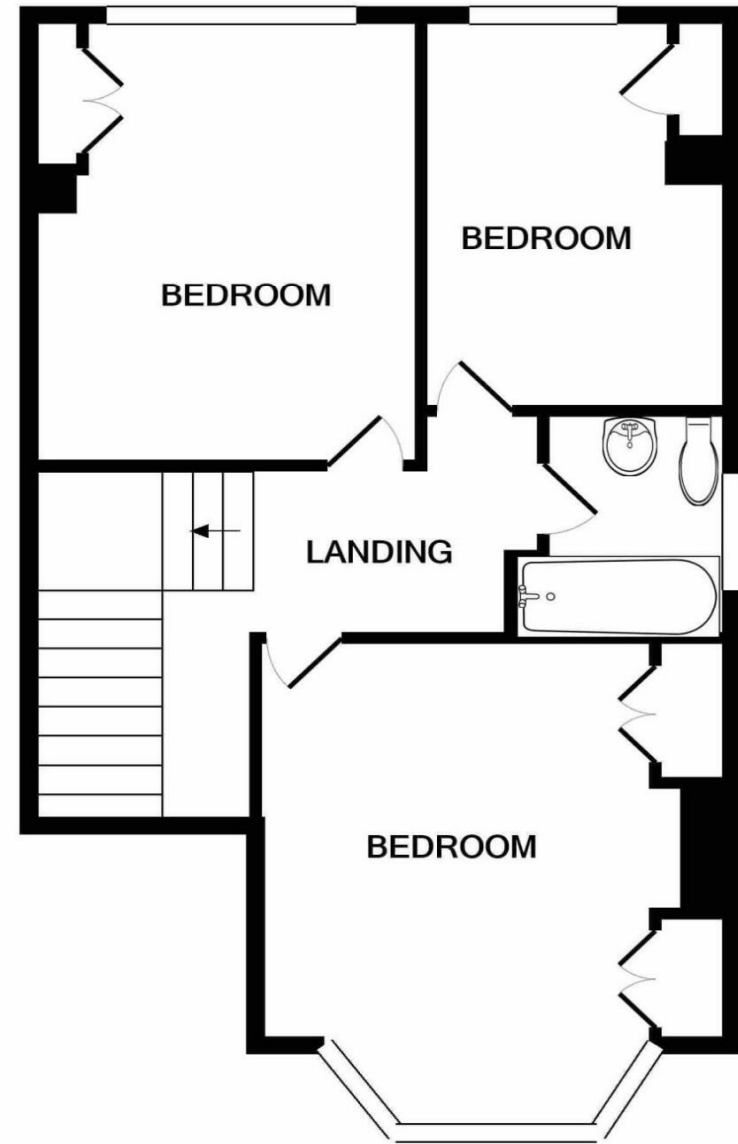
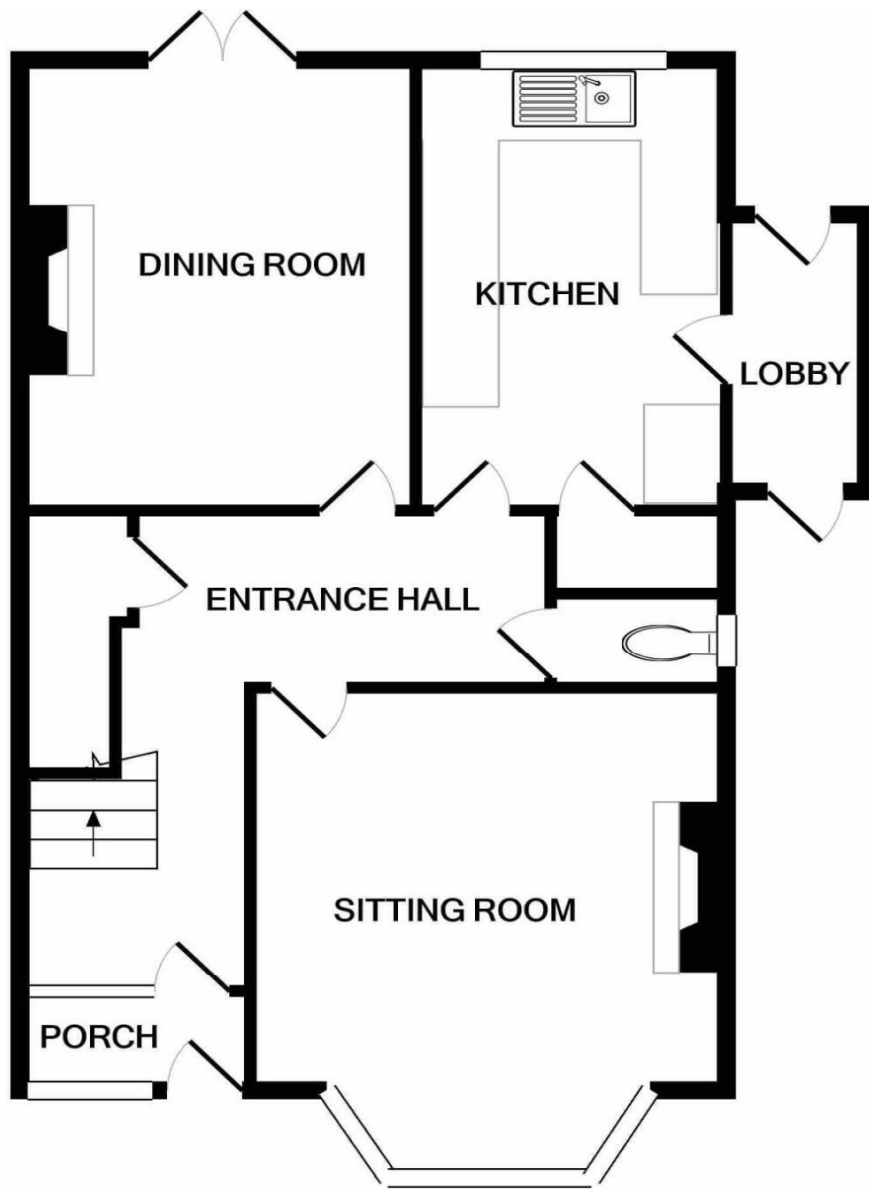
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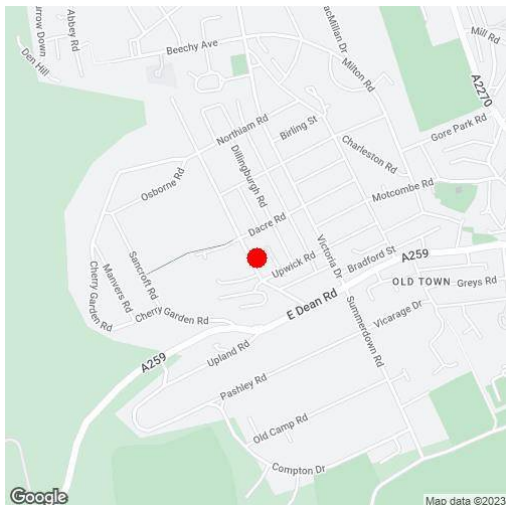
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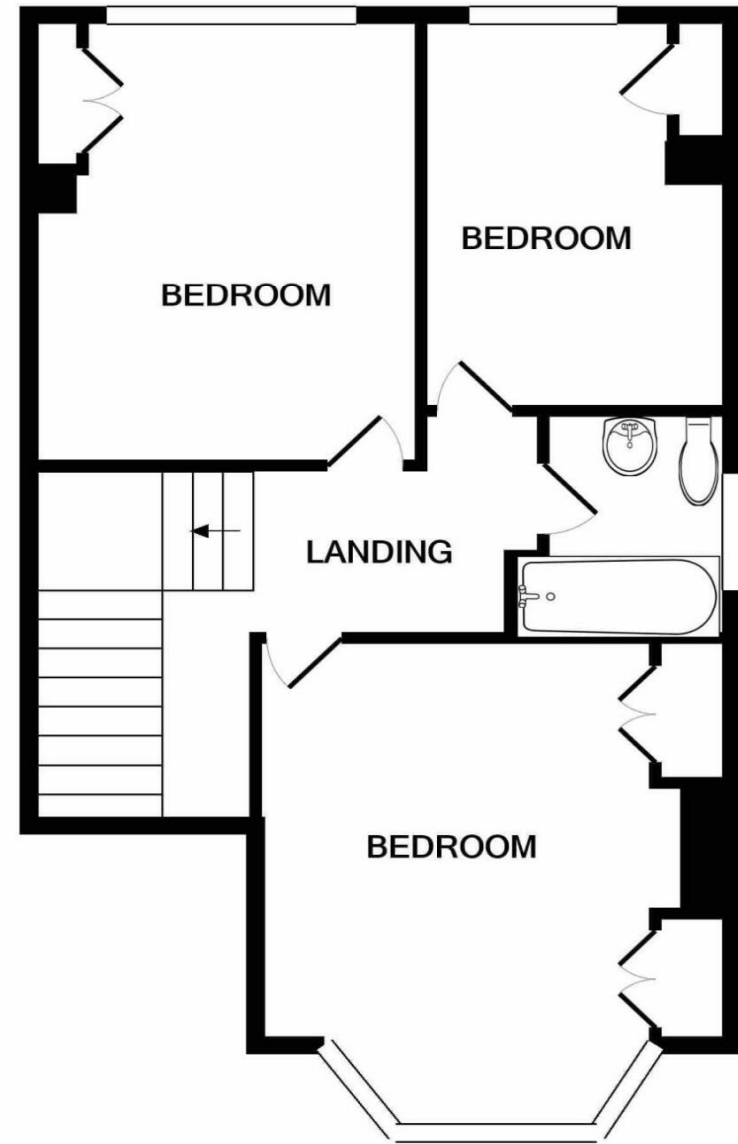
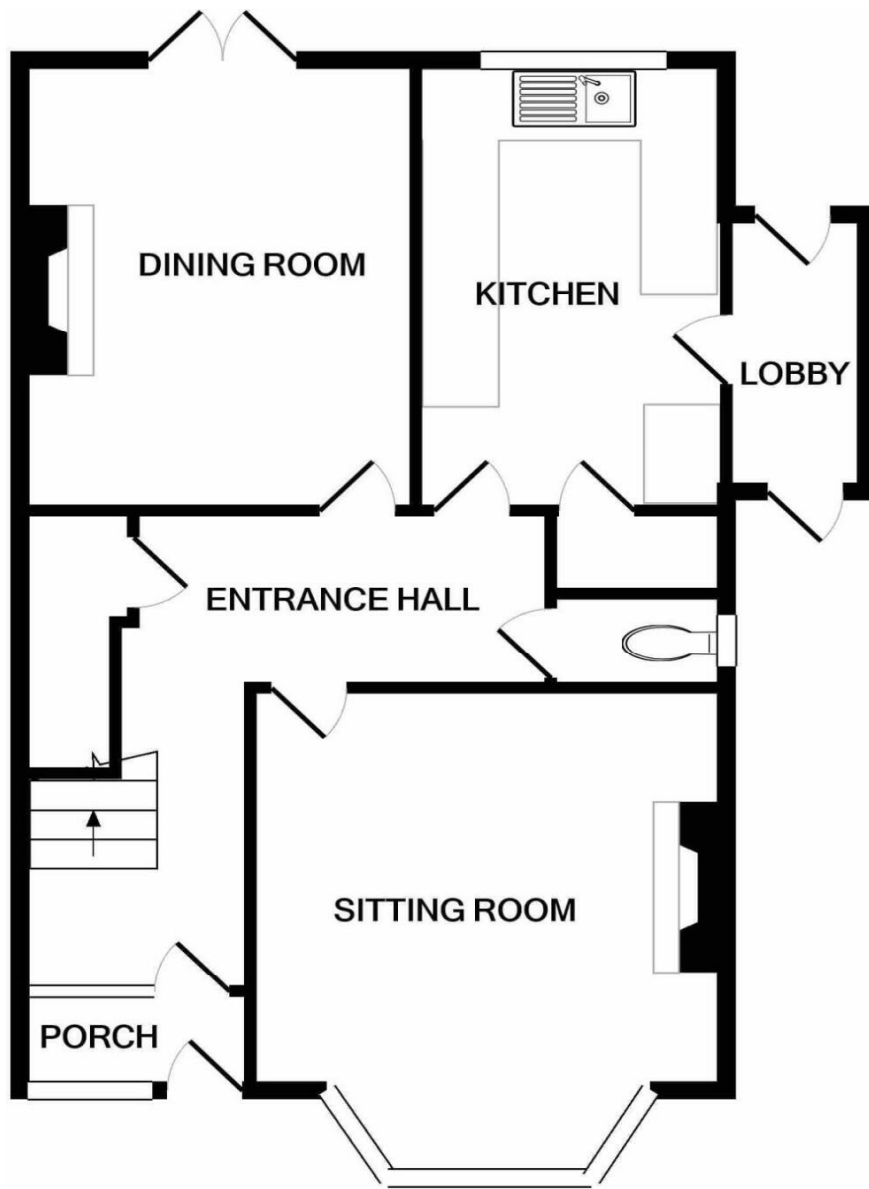
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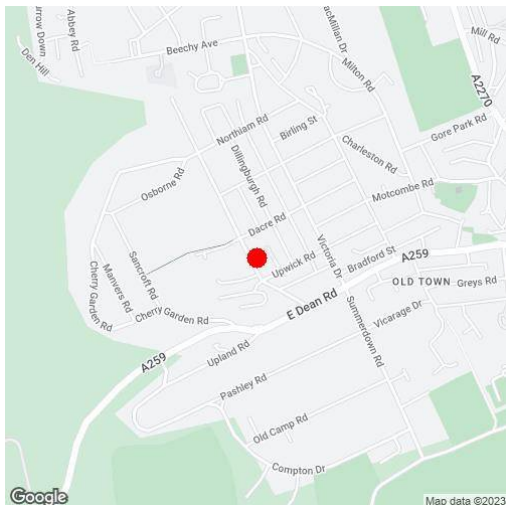
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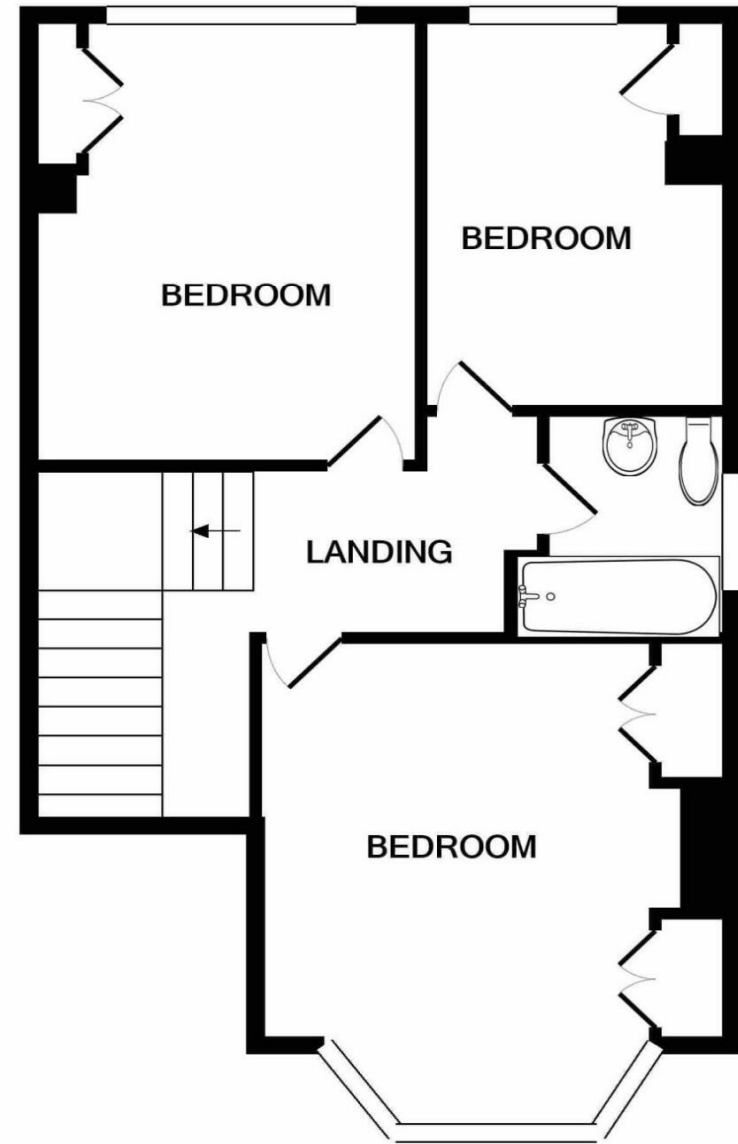
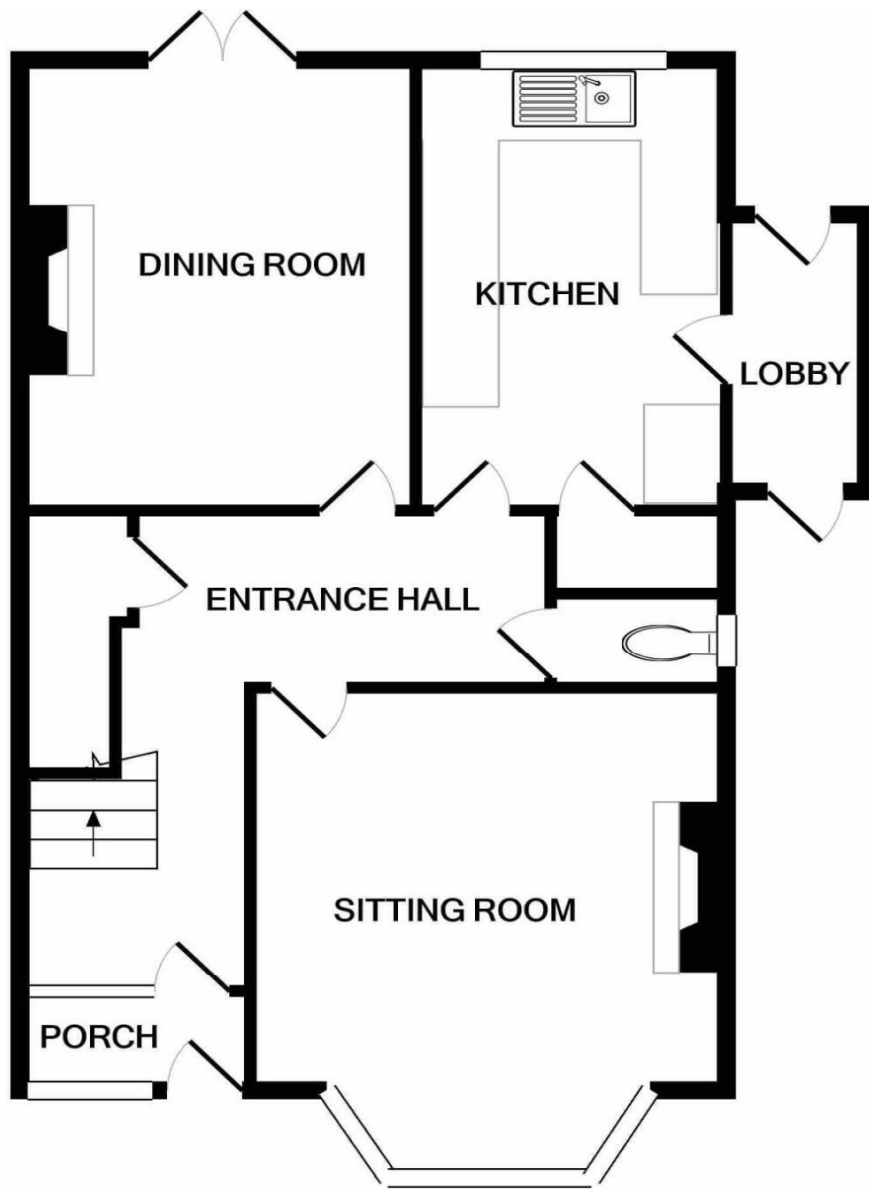
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