



13 Upland Road, Eastbourne, BN20 8EN

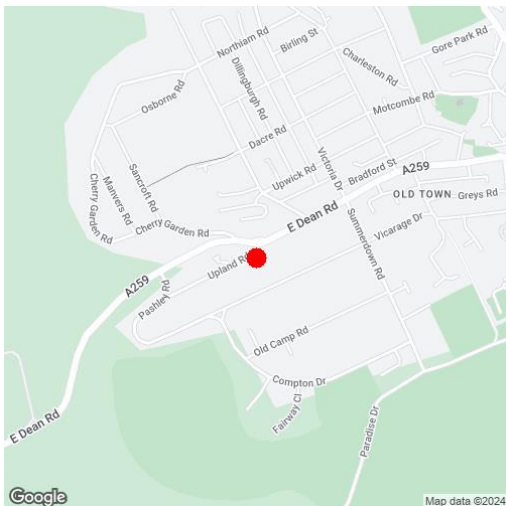
Price £795,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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An outstanding and substantial older style five bedroom semi-detached house occupying an elevated position and boasting spectacular panoramic views across Eastbourne towards the sea, Hastings and the South Downs. This beautiful property boasts many original features such as stripped floorboards and woodwork, fireplaces and double glazed windows in the original sash style. Accommodation comprises entrance porch, spacious entrance hall, sitting room with open fire and views over the rear garden, dining room, beautifully fully fitted kitchen/breakfast room with Silestone worktops, wall and base units, range of appliances, breakfast bar and inset spotlights, utility room and downstairs wc. There are four bedrooms on the first floor along with a bathroom and separate wc and the main bedroom with en-suite shower room is located on the top floor. To the front there is a well maintained garden with driveway providing off road parking along with the added benefit of an electric vehicle charging point. A particular feature of this fine property is the excellent size rear garden which enjoys stunning panoramic views and is principally laid to lawn and screened by a brick wall. There is an area of raised patio, summer house, shed (both with heat & lights), brick built garden store, outside tap and outside lights.





## At a Glance:

- Substantial five bedroom house
- Popular Summerdown/Old Town location
- Elevated position with stunning panoramic views across Eastbourne
- Sitting room with open fire
- Dining room
- Modern fully fitted kitchen/breakfast room
- Utility room and downstairs wc
- Family bathroom
- En-suite shower room
- Front garden, driveway and beautiful rear garden

## Accommodation:

**ENTRANCE PORCH**

**SPACIOUS ENTRANCE HALL**

**SITTING ROOM**

16'4" (4.98m) x 12'2" (3.71m)

**DINING ROOM**

16'3" (4.95m) Into Bay x 11'3" (3.43m)

**KITCHEN/BREAKFAST ROOM**

21'0" (6.4m) x 7'7" (2.31m)

**UTILITY ROOM**

8'5" (2.57m) x 5'9" (1.75m)

**DOWNSTAIRS WC**

**FIRST FLOOR LANDING**

**BEDROOM 2**

16'5" (5m) Into Bay x 12'2" (3.71m)

**BEDROOM 3**

16'1" (4.9m) Into Bay x 11'3" (3.43m)

**BEDROOM 4**

12'1" (3.68m) x 7'8" (2.34m)

**BEDROOM 5**

10'3" (3.12m) x 8'3" (2.51m)

**BATH/SHOWER ROOM**

**SEPARATE WC**

**SECOND FLOOR LANDING**

**BEDROOM 1**

13'4" (4.06m) x 11'1" (3.38m)

**EN-SUITE SHOWER ROOM**

**OUTSIDE:**

**GARDENS FRONT & REAR**

**DRIVEWAY PARKING**

**COUNCIL TAX:**

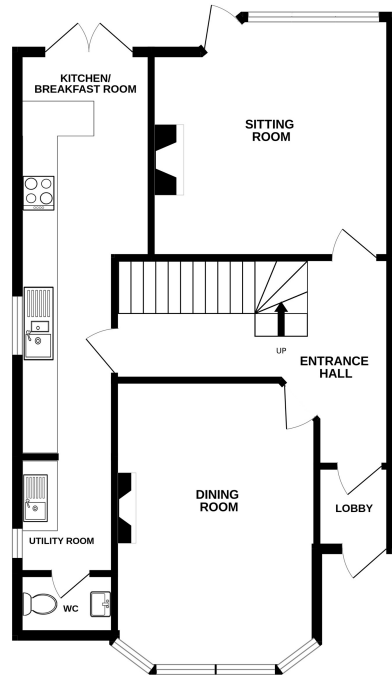
Band 'E'

**EPC:**

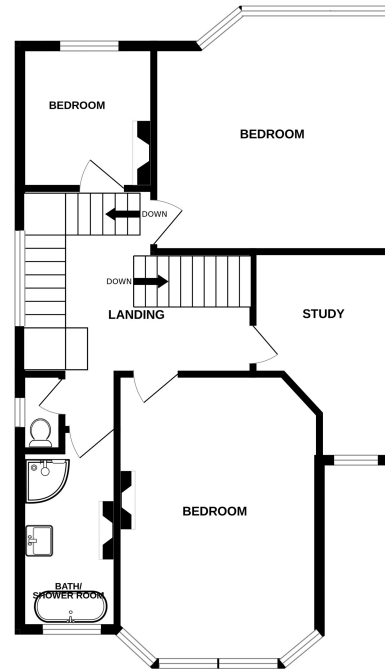
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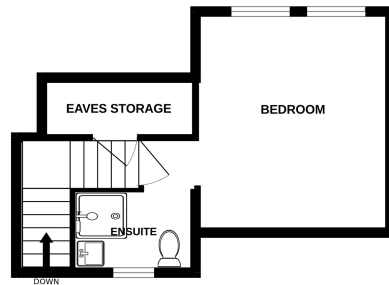
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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