



**1 Calverley Road, Eastbourne, BN21 4SR**

Price £375,000 | Freehold



TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



An attractive two bedroom victorian terraced house located in the charming Little Chelsea area of Eastbourne within close proximity of Eastbourne town centre and mainline railway station. This delightful property is considered to be in good decorative order and boasts accommodation comprising entrance porch, entrance hall, spacious sitting/dining room, kitchen with one and a half drainer sink, range of work surface with drawers and cupboards under with matching wall units above, integral oven, spaces for washing machine, fridge freezer and inset spotlights. There are two good size bedrooms to the first floor both with built in wardrobes and there is a useful office/occasional third bedroom located off the main bedroom. There is also a well equipped bathroom comprising panelled bath with power shower above, pedestal wash hand basin, cupboard housing gas boiler, partly tiled walls and inset spotlights. There is also a separate wc adjacent to the bathroom. To the rear there is a low maintenance courtyard garden. Additional benefits include double glazing and gas central heating. The Beacon shopping centre is within walking distance as are a variety of shops, cafes, restaurants, theatres and also Eastbournes picturesque seafront.







### At a Glance:

- Charming two bedroom victorian house
- Popular Little Chelsea location
- Spacious sitting/dining room
- Kitchen
- Bathroom and separate wc
- Study/occasional third bedroom
- Private courtyard garden
- Well presented throughout
- Close to town centres, seafront and train station
- Double glazing and gas central heating

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM**  
14'3" (4.34m) x 13'4" (4.06m)

**DINING ROOM**  
11'5" (3.48m) x 11'2" (3.4m)

**KITCHEN**  
13'6" (4.11m) x 9'0" (2.74m)

**FIRST FLOOR LANDING**

**BEDROOM 1**  
11'7" (3.53m) x 10'6" (3.2m)

**STUDY**  
(Formally en-suite)

**BEDROOM 2**  
11'5" (3.48m) x 11'3" (3.43m) with built-in wardrobes.

**BATHROOM**

**SEPARATE WC**

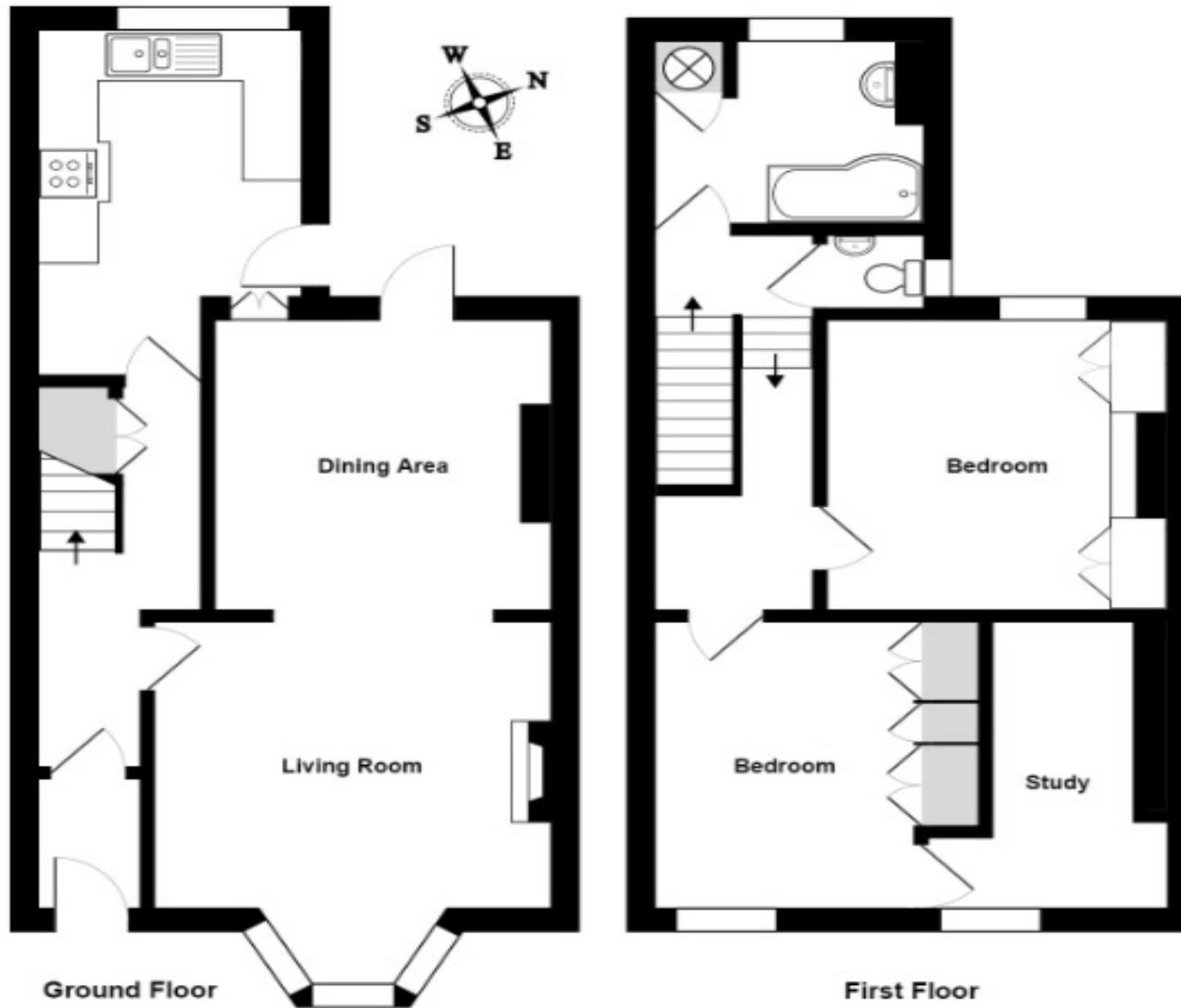
**OUTSIDE:**

**GARDENS FRONT & REAR**

**COUNCIL TAX:**  
Band "D"

**EPC**  
"C"





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.

**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)