



3 Upland Road, Eastbourne, BN20 8EN

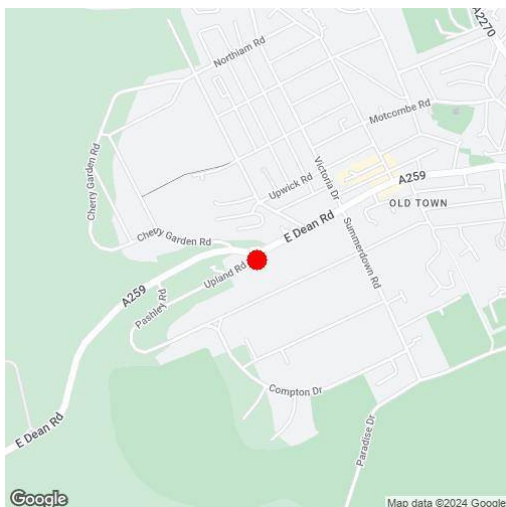
Price £550,000 | Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally spacious and immaculately presented four bedroom two reception room semi-detached house located in the much sought after Old Town area and boasting magnificent panoramic views across Eastbourne towards the sea and the South Downs. This delightful property enjoys bright and well proportioned accommodation throughout which comprises large entrance hall, sitting room, dining room all with stripped wooden flooring, recently re fitted kitchen with granite worktops, range of wall and floor units, inset spotlights, integral fridge freezer, spaces for washing machine, dishwasher and cooker. There is also a convenient ground floor wc as well as a useful side lean to. Stairs rise from the entrance hall to the first floor landing where there are three double bedrooms all of which have the benefit of built in wardrobes and the family bathroom with separate wc is located on this floor. Stairs lead from the first floor to the top floor landing which incorporates an office area and there is a further bedroom and recently refitted shower room on this level. A particular feature of this property is the secluded and well kept rear garden which has areas of patio and is principally laid to lawn with a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating (new boiler installed 2 years ago).





At a Glance:

- Four bedroom semi-detached house
- Magnificent views across Eastbourne
- Beautifully presented throughout
- Sitting room
- Dining room
- Modern kitchen
- Family bathroom
- Recently refitted shower room
- Secluded well kept gardens
- Popular Old Town location

Accommodation:

ENTRANCE HALL

SITTING ROOM

14'8" (4.47m) x 10'9" (3.28m)

DINING ROOM

13'8" (4.17m) x 11'8" (3.56m)

KITCHEN

12'4" (3.76m) x 9'3" (2.82m)

SEPARATE WC

SIDE LEAN-TO

FIRST FLOOR LANDING

BEDROOM 2

14'8" (4.47m) x 10'9" (3.28m)

BEDROOM 3

13'8" (4.17m) x 11'8" (3.56m)

BEDROOM 4

11'3" (3.43m) x 9'3" (2.82m)

FAMILY BATHROOM

SEPARATE WC

SECOND FLOOR LANDING

INCORPORATING OFFICE SPACE

BEDROOM 1

15'0" (4.57m) x 10'6" (3.2m)

SHOWER ROOM

OUTSIDE:

FRONT & REAR GARDENS

COUNCIL TAX:

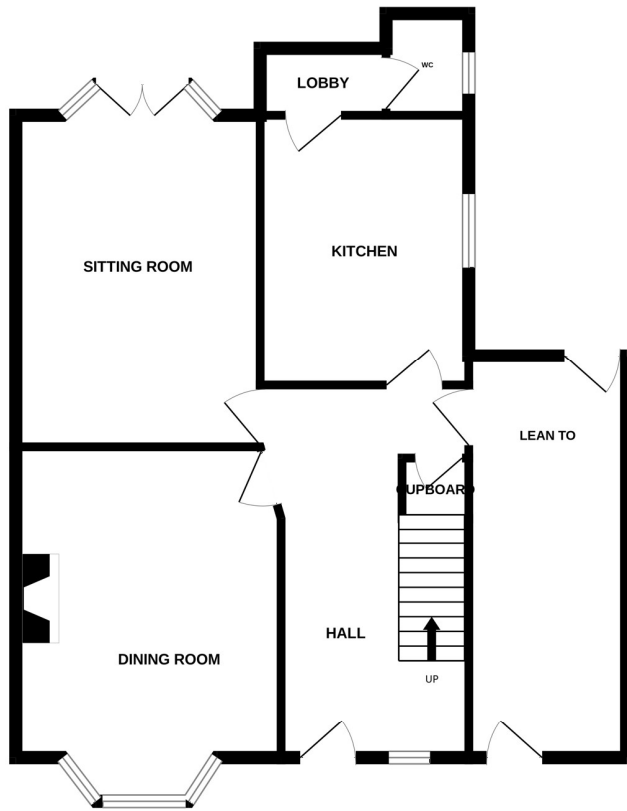
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EPC:

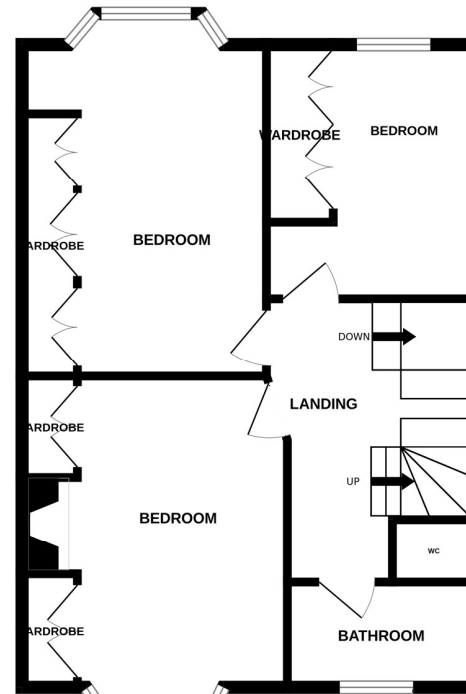
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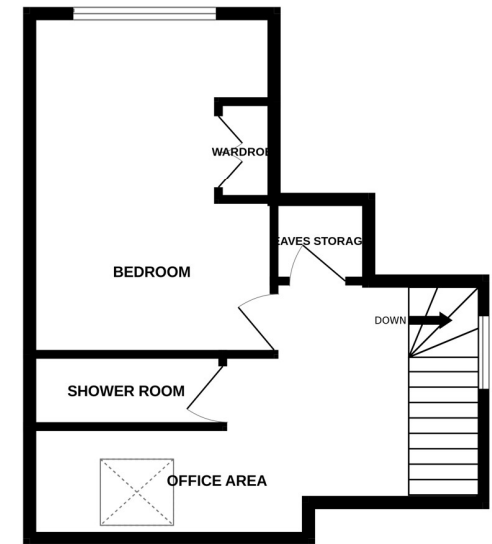
GROUND FLOOR



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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