



38 Ocklynge Road, Eastbourne, BN21 1PP

Price £245,000 | Freehold

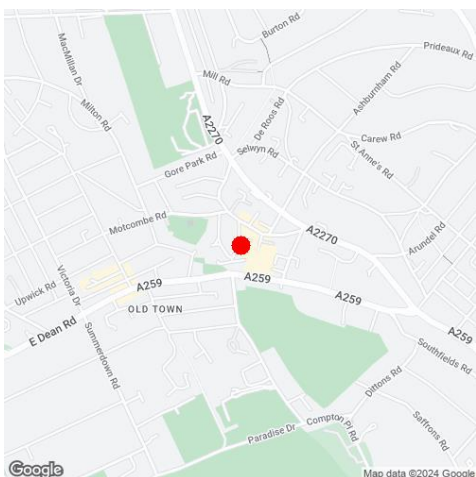
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A delightful one bedroom semi-detached cottage-style property, enjoying a most convenient and popular location in the Motcombe area of Eastbourne. The house provides compact yet well-proportioned accommodation and is considered to be presented for sale in good decorative condition. The accommodation comprises a living room opening into a fitted kitchen with a range of matching wall and base units beneath contoured work surfaces with an integrated oven and hob. A stable door opens onto a small courtyard garden. Stairs rise from the living room to the first floor landing where a generous double bedroom and modern bathroom are situated. Other benefits include gas central heating and sealed unit double glazing. St Mary's Parish Church, a Waitrose store, Gildredge Park and locals pubs are all in the immediate vicinity, whilst Eastbourne town centre is approximately 1 mile away.







### At a Glance:

- Highly prized & convenient Motcombe location
- No onward chain
- Charming cottage-style semi-detached house
- Gas central heating
- Sealed unit double glazing
- Small courtyard garden
- Compact yet well presented accommodation

### Accommodation:

#### LIVING ROOM

13'0" (3.96m) x 12'6" (3.81m)

#### KITCHEN

13'0" (3.96m) x 7'8" (2.34m)

#### FIRST FLOOR LANDING

#### BEDROOM

13'4" (4.06m) x 13'0" (3.96m)

#### BATHROOM/WC

#### OUTSIDE:

SMALL COURTYARD  
GARDEN

#### COUNCIL TAX:

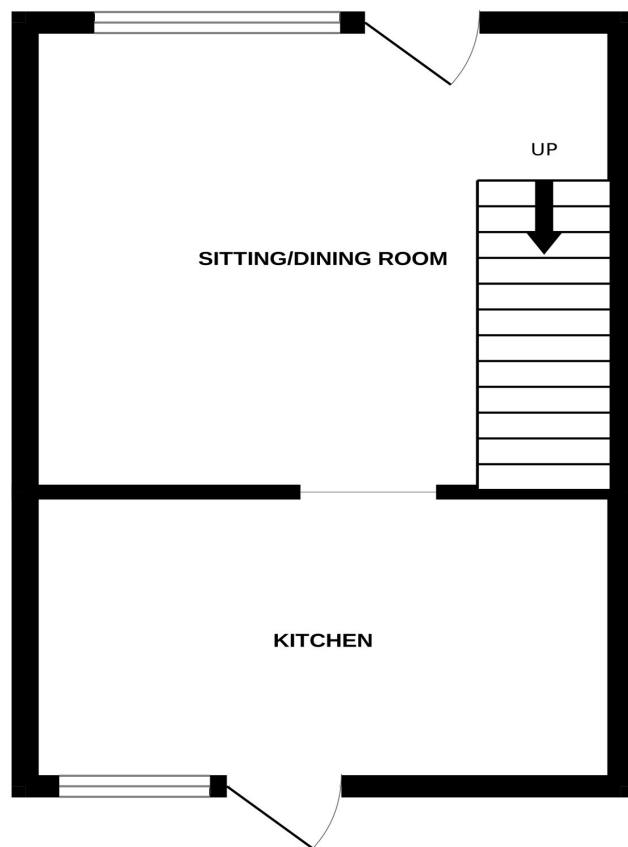
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#### EPC:

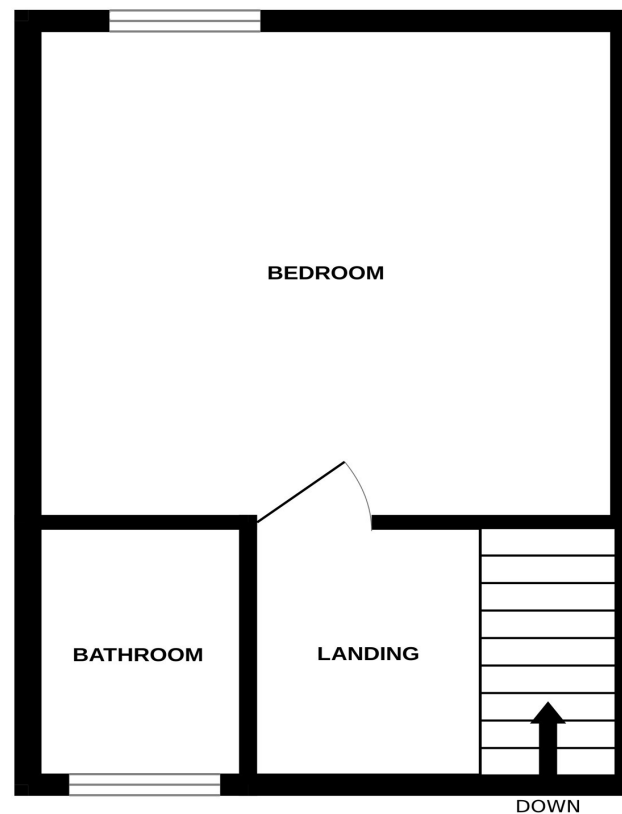
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GROUND FLOOR



1ST FLOOR



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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.

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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)