



38 Sevenoaks Road, Eastbourne, BN23 7LW

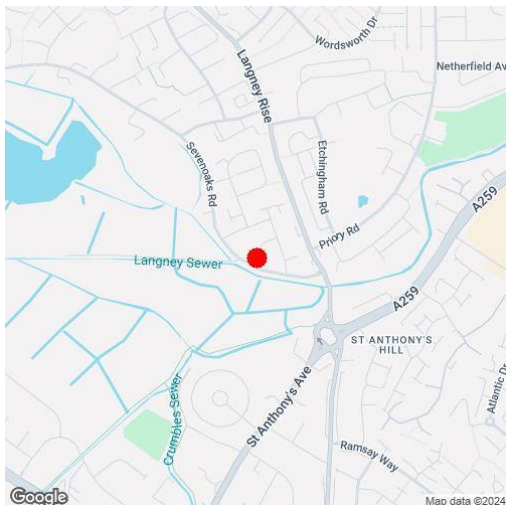
Price £250,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A good size three bedroom terraced house with good size gardens and garage located close to schools, bus routes and the newly upgraded Langney shopping centre. This property is offered to the market chain free and although in need of some modernisation the property offers great potential. Accommodation comprises entrance porch, spacious and light living/dining room, kitchen with range of work surface with matching wall and floor units and integral cooker, hob & extractor, downstairs wc, three good size bedrooms and bathroom with suite comprising panelled bath, wash hand basin and wc. The property boasts pleasant views to the front across open green space and has a rear garden with convenient gate and door providing access to a garage at the rear. Additional benefits include double glazing and gas central heating.





At a Glance:

- Three bedroom terraced house
- Close to Langney shopping centre
- Good access to bus routes
- Excellent schools nearby
- Chain free
- Sitting/dining room
- Kitchen
- Downstairs wc
- Bathroom wc
- Garage

Accommodation:

ENTRANCE PORCH

LIVING / DINING ROOM
15'9" (4.8m) x 14'6" (4.42m)

INNER HALLWAY

KITCHEN
10'9" (3.28m) x 9'4" (2.84m) Max

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1
11'9" (3.58m) x 9'7" (2.92m)

BEDROOM 2
10'6" (3.2m) x 8'9" (2.67m)

BEDROOM 3
10'6" (3.2m) x 6'7" (2.01m)

SHOWER ROOM

OUTSIDE:

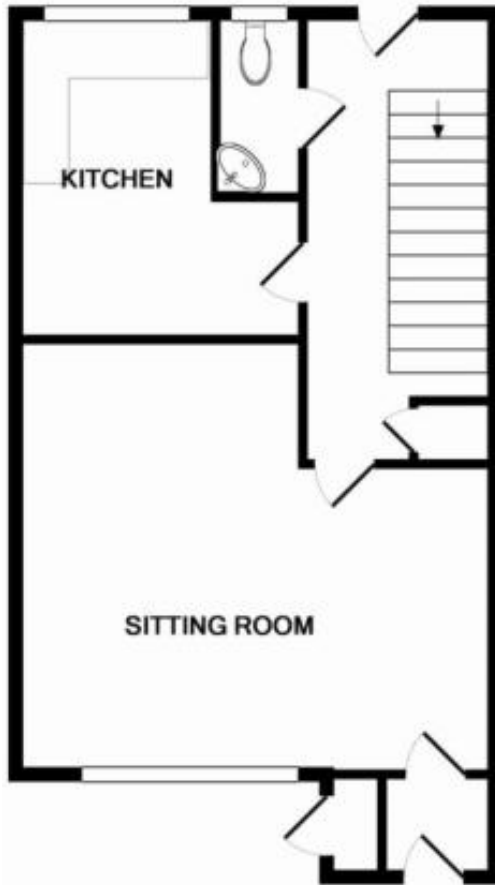
FRONT & REAR GARDENS

GARAGE
Located in a block to the rear

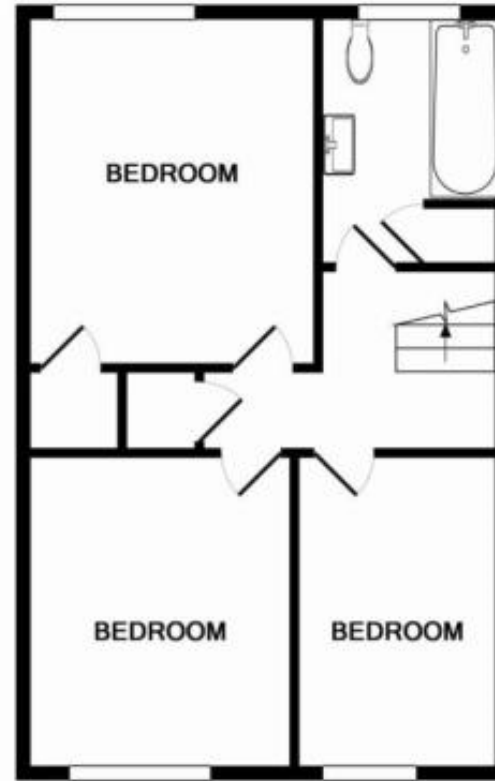
COUNCIL TAX:
Band `B`

EPC:
`C`





GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk