



75 Sidley Road, Eastbourne, BN22 7JR

Price £310,000 | Freehold

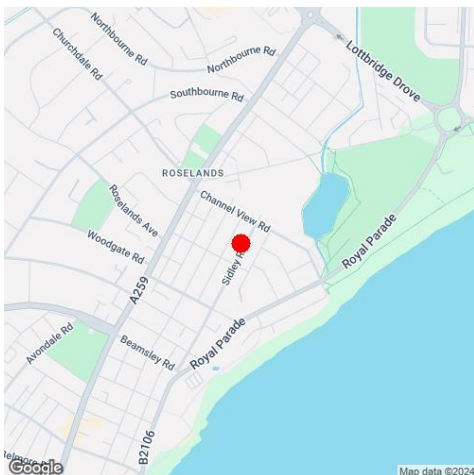
 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
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A delightful three bedroom house providing bright and spacious accommodation enjoying a convenient location at the end of a terrace of similar properties, within three hundred yards of the Seafront in the popular Redoubt area of Eastbourne. The particularly well proportioned accommodation comprises two generous reception rooms and a fitted kitchen on the ground floor, whilst three good size bedrooms served by a refitted bathroom with modern white suite are on the first floor. The house is set within gardens to the front and rear, the latter partly laid to lawn with a further paved area. Other benefits include gas fired central heating and sealed unit double glazing throughout. Local shopping facilities are available in Seaside whilst Eastbourne town centre is little more than 1 mile away. Available with no onward chain an early inspection is highly recommended.







### At a Glance:

- Beautifully bright and spacious accommodation
- Three generous bedrooms
- Two reception rooms
- Fitted kitchen
- Modern re-fitted bathroom
- Part lawned garden
- Gas central heating
- Sealed unit double glazing
- No onward chain

### Accommodation:

#### HALL

#### SITTING ROOM

15'6" (4.72m) x 12'4" (3.76m)

#### DINING ROOM

13'0" (3.96m) x 10'0" (3.05m)

#### KITCHEN

9'6" (2.9m) x 8'3" (2.51m)

#### LANDING

#### BEDROOM 1

13'0" (3.96m) x 12'3" (3.73m)

#### BEDROOM 2

13'0" (3.96m) x 9'6" (2.9m)

#### BEDROOM 3

9'0" (2.74m) x 9'0" (2.74m)

#### BATHROOM / WC

#### OUTSIDE:

#### GARDEN

#### COUNCIL TAX:

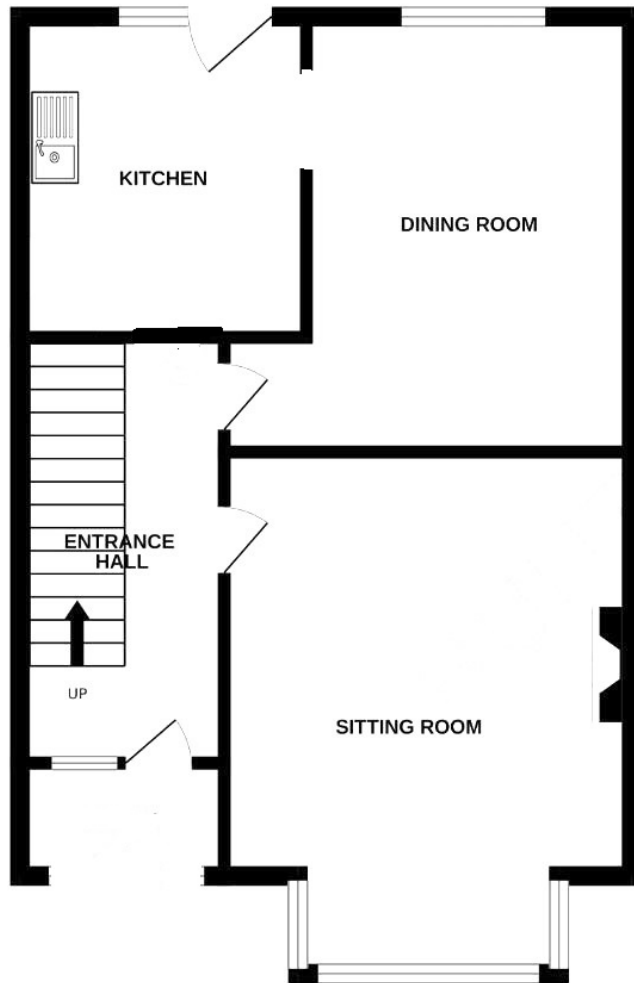
Band 'C'

#### EPC:

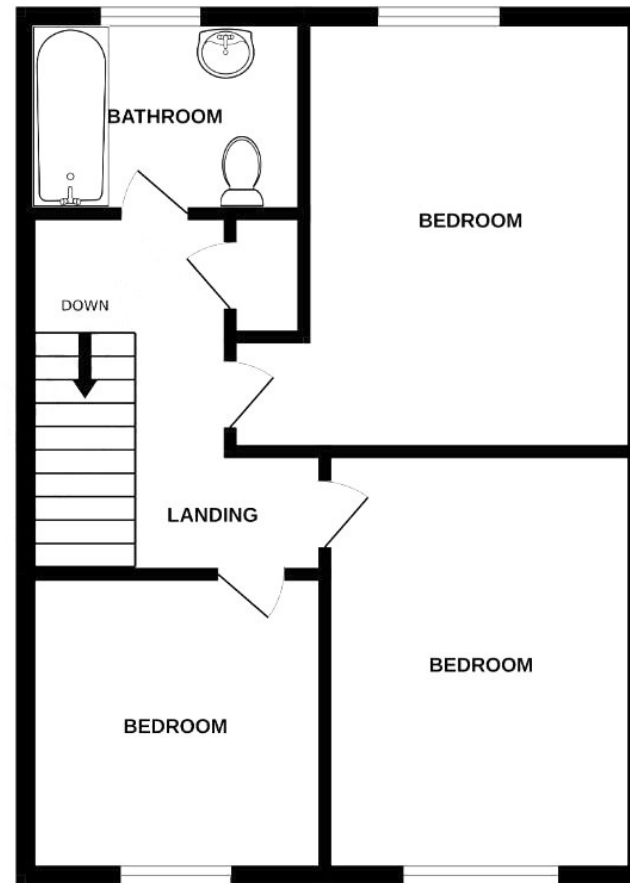
'D'



GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

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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