



75 Green Street, Eastbourne, BN21 1QZ

Guide Price £350,000 - £360,000 | Freehold

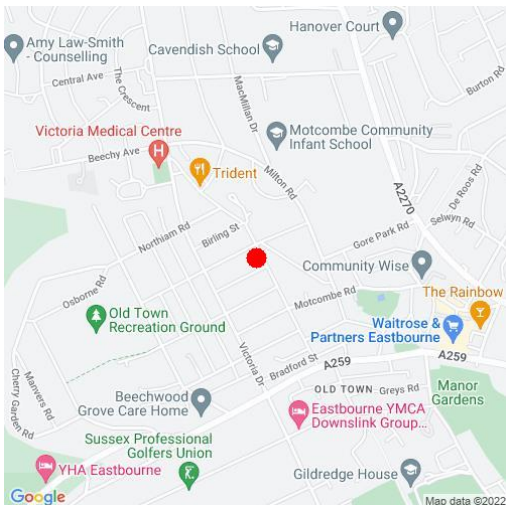
**LS** Leaper  
Stanbrook

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01323 416716

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GUIDE PRICE £350,000 - £360,000. A well appointed two bedroom bay fronted house set within southerly facing gardens in the favoured Old Town area of Eastbourne. The house provides generously and well proportioned accommodation that comprises two reception rooms together with a recently re-fitted kitchen with a comprehensive range of wall and base units beneath contoured work surfaces. Integrated appliances include an oven, hob and dishwasher. The two double bedrooms are served by a recently re-fitted and particularly spacious bathroom with both a bath and large shower cubicle together with wash basin and wc. There is an additional separate wc on the first floor. Other benefits include double glazing gas central heating and an attractive rear garden extending to approximately 40' with patio and lawn, affording distant views to The South downs.







### At a Glance:

- Favoured Old town location
- Southerly facing rear garden
- Two bedrooms
- Two reception rooms
- Re-fitted kitchen with integrated appliances
- Spacious modern bathroom with bath and large shower cubicle
- Second w.c
- Gas central heating
- Sealed unit double glazing

### Accommodation:

#### ENTRANCE HALL

#### LIVING ROOM

13'6" (4.11m) x 11'8" (3.56m)

#### KITCHEN

14'6" (4.42m) x 11'6" (3.51m)

#### DINING ROOM

12'8" (3.86m) x 11'6" (3.51m)

#### BEDROOM 1

14'1" (4.29m) x 11'2" (3.4m)

#### BEDROOM 2

11'6" (3.51m) x 9'9" (2.97m)

#### BATHROOM/WC

#### SEPARATE WC

#### OUTSIDE:

#### REAR GARDEN

#### COUNCIL TAX:

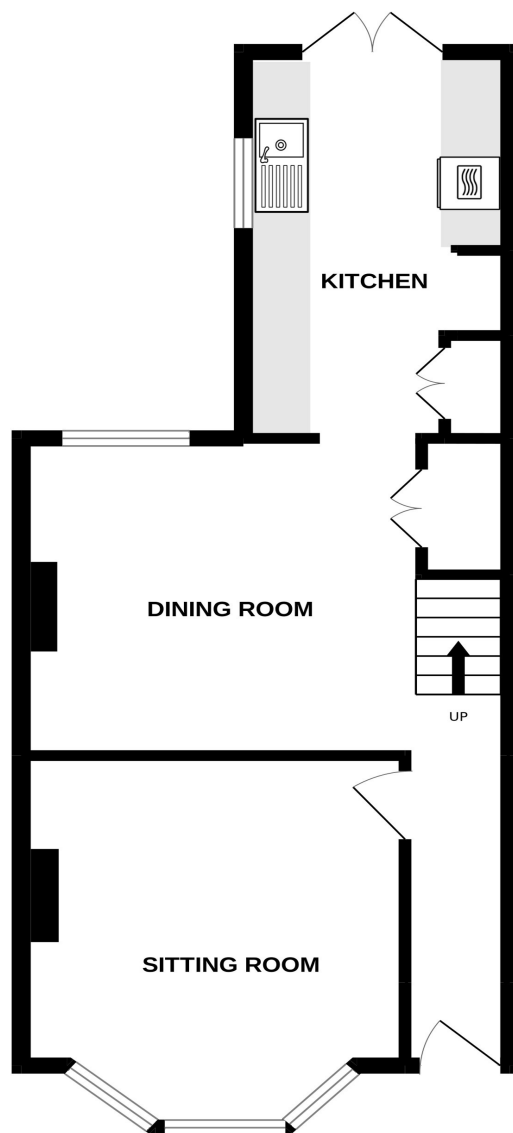
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#### EPC:

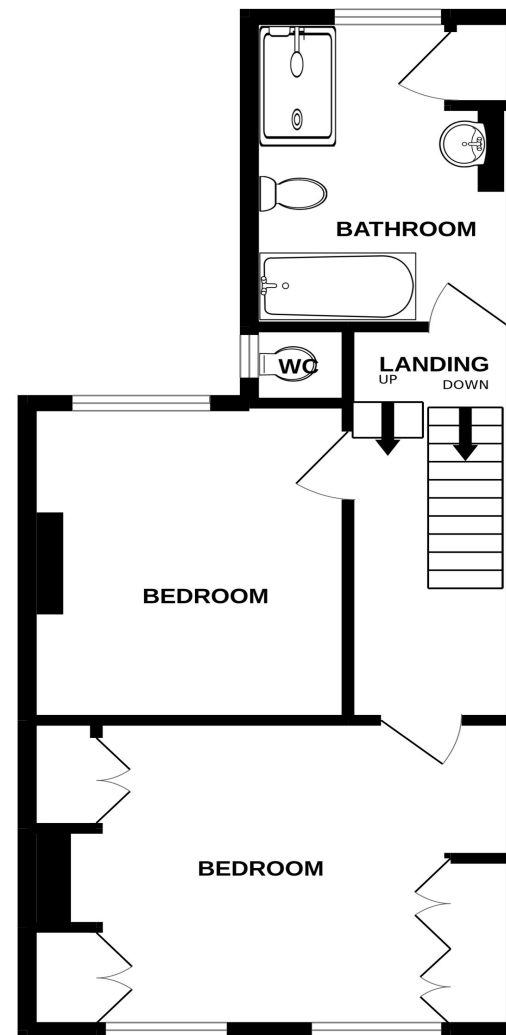
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GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



Ref: 3

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**

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