



13 Ashburnham Gardens, Eastbourne, BN21 2NA

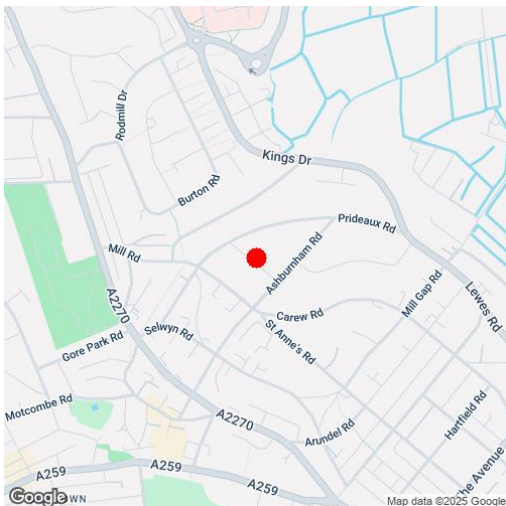
Price £720,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned five/six bedroom detached house of pleasing character situated in the favoured Upperton area of Eastbourne. offering generous accommodation, arranged over three floors available with no onward chain. The ground floor accommodation comprises a large entrance hall, a sitting room, a dining room, a kitchen/breakfast room, a utility room, and a cloakroom. There are three/four first floor bedrooms (the master having an en-suite bathroom), a family bathroom, and two further bedrooms on the second floor. The property has a large garage with workshop area and delightful gardens , with the rear walled garden extending to over 100ft. The property requires some updating but had a new roof in 2019, and benefits from gas fired central heating with a new boiler installed in 2023 and enjoys distant sea views from the rear. Located in one of Eastbourne's most sought-after tree-lined roads in the favoured Upperton area, the house is considered to occupy a convenient location being within 1.25 miles of Eastbourne's mainline railway station and comprehensive shopping facilities, with a Waitrose store in the vicinity.





At a Glance:

- Spaciously proportioned detached family house
- Five/six bedrooms
- Two/three reception rooms
- Two bathrooms (one en-suite)
- Large garage with workshop area
- 100' walled rear garden
- Gas central heating
- No onward chain

Accommodation:

SPACIOUS ENTRANCE HALL

SITTING ROOM

16'5" (5m) Into Bay x 16'2" (4.93m)

DINING ROOM

18'5" (5.61m) Into Bay x 14'10" (4.52m)

KITCHEN/DINING ROOM

17'8" (5.38m) Max x 14'2" (4.32m) Max

UTILITY ROOM

10'0" (3.05m) x 6'4" (1.93m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

17'10" (5.44m) Max x 15'7" (4.75m) Into Bay

EN-SUITE BATHROOM

BEDROOM 2

13'10" (4.22m) x 13'4" (4.06m)

BEDROOM 3

12'9" (3.89m) x 9'3" (2.82m)

STUDY/BEDROOM

9'5" (2.87m) Max x 10'5" (3.18m) Into Bay

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 4

15'3" (4.65m) Max x 10'8" (3.25m) Into Bay Access to eaves storage

BEDROOM 5

15'3" (4.65m) Max x 11'2" (3.4m) Into Bay Door to eaves storage

OUTSIDE

GARAGE

In two sections measuring 16'9 max x 15'5

FRONT GARDEN

REAR GARDEN

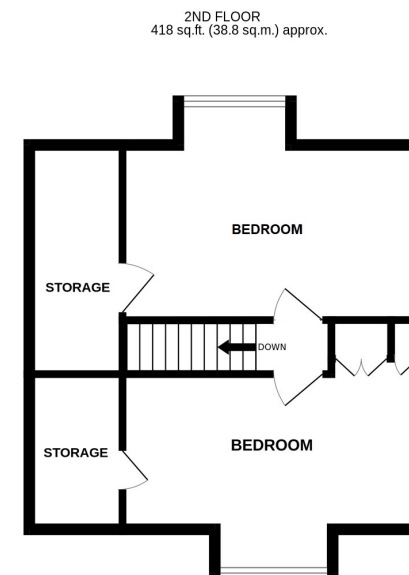
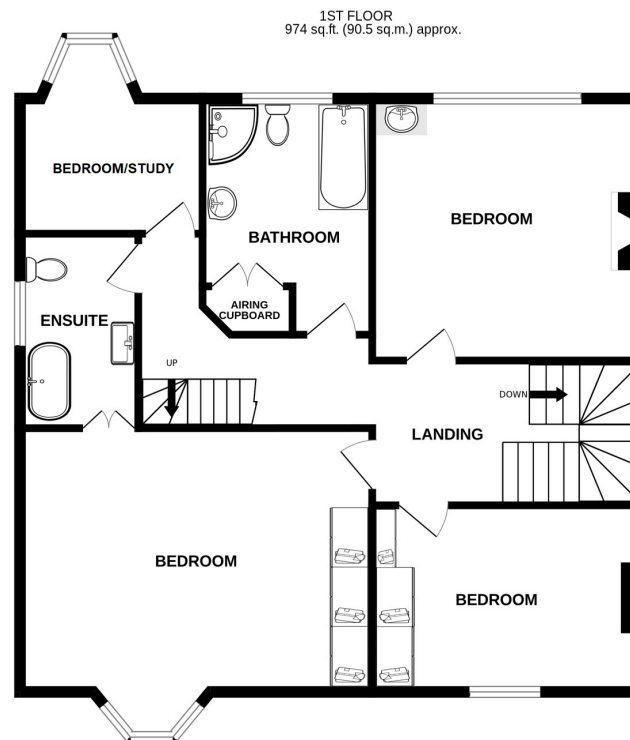
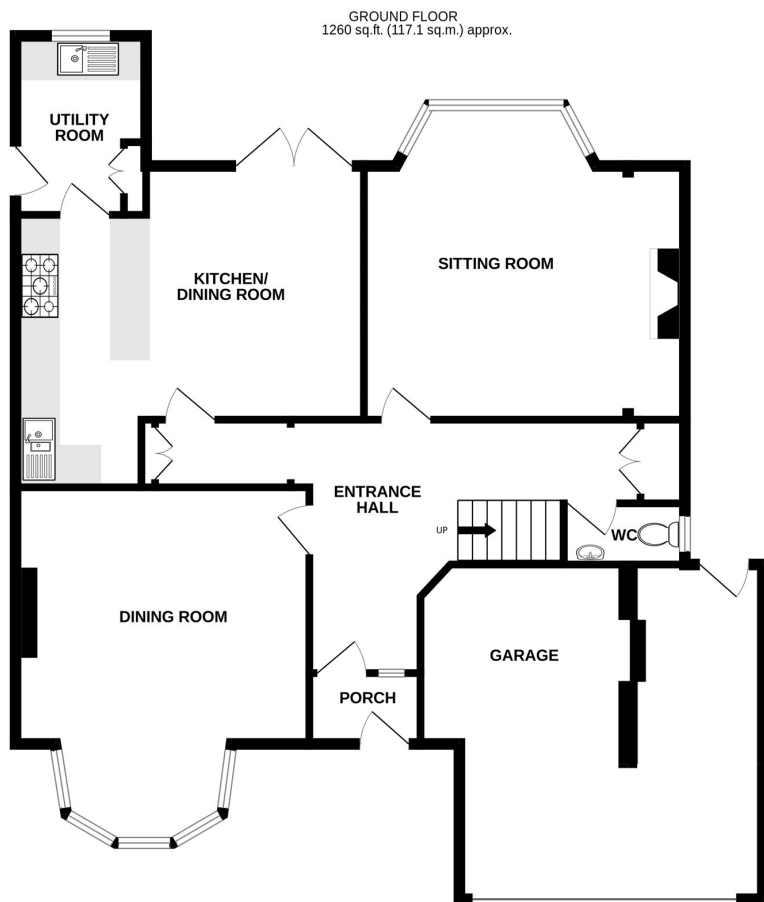
COUNCIL TAX

Band "G"

EPC

Band "D"





TOTAL FLOOR AREA : 2652 sq.ft. (246.4 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.

Made with Metropix ©2025

Ref: 1

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