



24 Bowood Avenue, Eastbourne, BN22 8SL

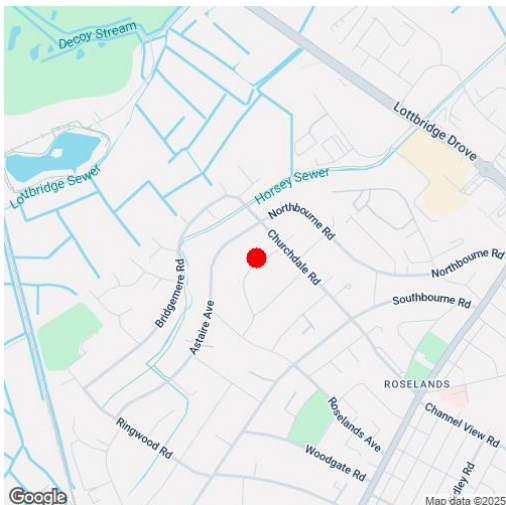
Price £470,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
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An attractive and beautifully presented three bedroom semi-detached period house boasting bright and spacious accommodation located in the popular Roselands area of Eastbourne. This charming home boasts a number of features and benefits and enjoys accommodation comprising large entrance hall, sitting room with bay window, dining room/play room, modern fitted kitchen with comprehensive range of matching wall and base units along with areas of work surface, stainless steel sink with mixer tap, appliance spaces, breakfast bar and French doors leading to rear garden. A convenient utility room is located off the kitchen, there is a good size conservatory accessed from the dining room and a ground floor WC completes the ground floor accommodation. Stairs rise from the entrance hall to a first floor landing where there are three bedroom as well as a modern bathroom with suite comprising panelled bath, wash hand basin, low level wc, inset spotlights, tiled floor and tiled walls. A particular feature is the entertainment/games room with adjoining workshop which is located at the end of the rear garden. The rear garden is principally laid to lawn with areas of decking and a pond with a number of Koi Carp. To the front there is a driveway providing off road parking which leads to a single garage and there is also an EV charger. Additional benefits include double glazing and gas central heating.





At a Glance:

- Spacious three bedroom period house
- Popular Roselands location
- Beautifully presented
- Modern kitchen plus utility room
- Sitting room with bay window
- Dining room//play room
- Conservatory
- Entertainment/games room
- Modern bathroom
- Driveway and garage

Accommodation:

ENTRANCE HALL

SITTING ROOM

14'4" (4.37m) x 12'2" (3.71m)

DINING ROOM

20'9" (6.32m) x 10'11" (3.33m)

CONSERVATORY

10'3" (3.12m) x 7'9" (2.36m)

KITCHEN

16'10" (5.13m) x 8'6" (2.59m)

UTILITY ROOM

9'5" (2.87m) x 3'5" (1.04m)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM 1

14'9" (4.5m) x 11'0" (3.35m)

BEDROOM 2

12'1" (3.68m) x 11'1" (3.38m)

BEDROOM 3

8'9" (2.67m) x 8'5" (2.57m)

BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

ENTERTAINMENT / GAMES ROOM

21'8" (6.6m) x 12'0" (3.66m) Max

WORKSHOP

8'6" (2.59m) x 8'0" (2.44m) Max

DRIVEWAY

GARAGE

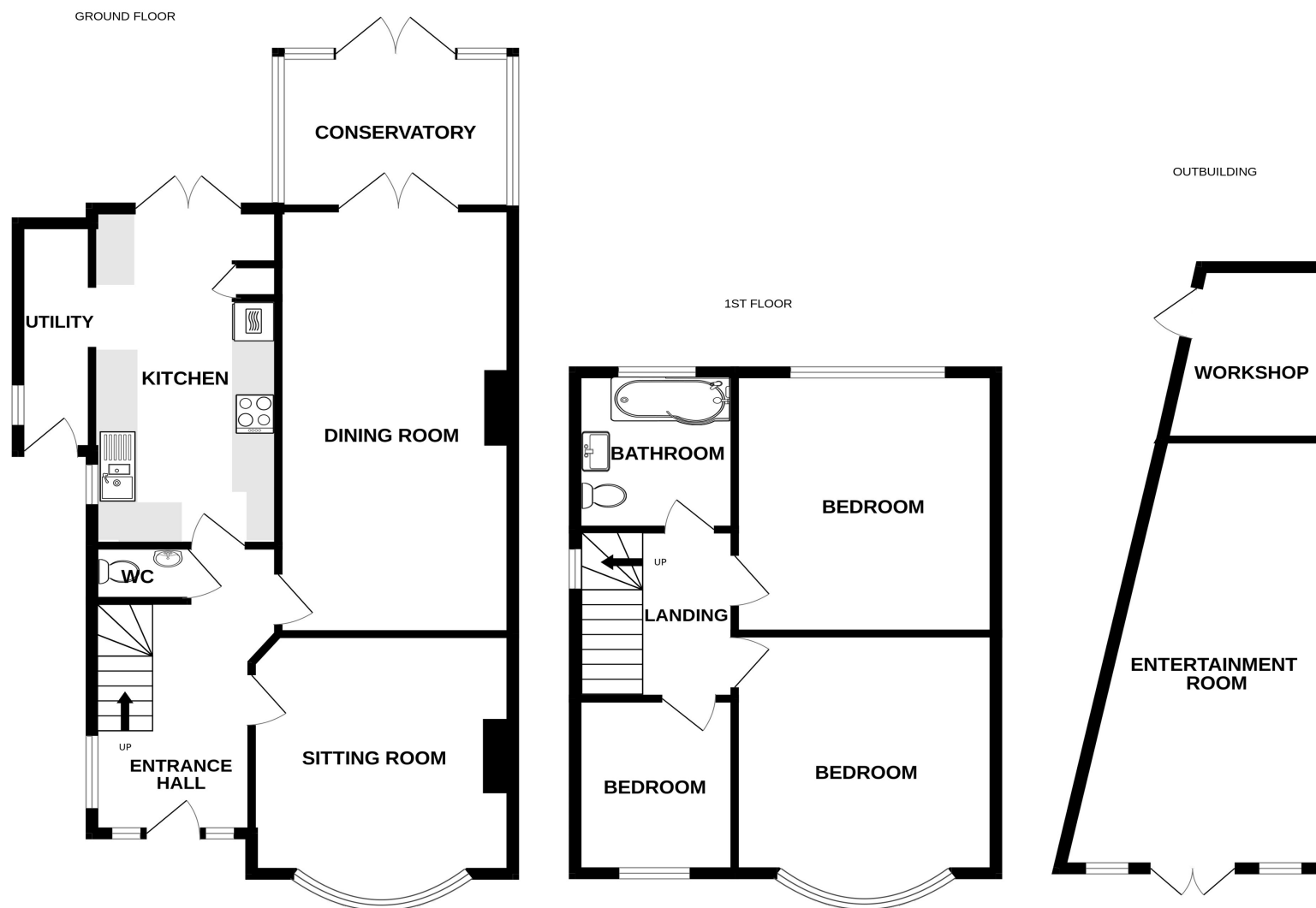
COUNCIL TAX:

Band 'D'

EPC:

'C'





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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