



## The Rising, Eastbourne



- OFFER IN EXCESS OF
- 3-Bedrooms
- End Of Terrace House
- Lounge
- Kitchen/Diner
- Modern Style Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Front & Rear Gardens
- Parking & Garage



Freehold

£250,000

Offers in excess of

3 BEDROOM

1 RECEPTION

1 BATHROOM

1 GARAGE

The Rising, Eastbourne

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### DESCRIPTION

Three Bedroom | Vendor Suited | Garage | Gas Central Heating | uPVC Double Glazing | Laid To Lawn Rear Garden | Walkable To Local Amenities | Modern Shower Room | Lounge | Spacious Kitchen/Diner

This delightful three bedroom end-terrace house presents an excellent opportunity for families looking for well-proportioned bedroom sizes and comfortable living space for the growing family.

The house features kitchen/diner, living room and a modern style bathroom. With gas central heating and uPVC double glazing throughout, you can enjoy a warm and cosy home all year round. Outside there are front & rear gardens.

For those with children, the property is within easy reach of local schools, making the morning school run a breeze. Additionally, a variety of shopping amenities are just a short distance away, providing everything you need for day-to-day living.

At the rear, you will find a garage, offering extra storage space or the potential for a workshop, along with parking for two vehicles, a valuable asset in this sought-after location. This feature adds to the practicality of the home, catering to various lifestyle needs.

With the vendor suited, this property is ready for a new owner to make it their own.



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### LOCATION

The property is situated in an urban residential setting northeast of Eastbourne town centre. It is well-connected by local bus routes that provide easy access to the main town centre and surrounding area along with the nearby Sovereign Harbour with its numerous restaurants and cafes.

Residents have access to essential services including retail facilities just minutes away within The Langney Shopping Centre and The Crumbles Retail Complex.

The area around The Rising is particularly popular because it provides a "town centre" feel within Langney itself, meaning most daily needs can be met without travelling into central Eastbourne.

The area is also exceptionally well-served by primary and secondary education options within walking distance or a short drive away.

### COUNCIL TAX

The property is in Band C.  
The amount payable for 2026-2027 is £2359.36.  
This information is taken from [voa.gov.uk](http://voa.gov.uk)