



TOWN PROPERTY



01323 412200

Freehold



5 Bedroom



1 Reception



2 Bathroom

£320,000



52 Longstone Road, Eastbourne, BN21 3SL

*** GUIDE PRICE £320,000 - £330,000 ***

This spacious five bedroom, three storey home offers exceptional flexibility, making it ideal for use as either a comfortable family residence or a House of Multiple Occupancy. Set on a quiet no-through section of a town centre road, it enjoys minimal passing traffic while placing you moments from shops, transport links and local amenities. The property features courtyard style front and rear gardens, providing attractive, low maintenance outdoor space perfect for relaxing or entertaining. Inside, the home is vacant and ready to move into, showcasing a new, modern kitchen, two well appointed bathrooms and an additional separate WC. Generously sized rooms across all three floors offer multiple layout options, from private bedrooms to dedicated workspaces or communal living areas. With its prime location, versatile configuration and contemporary upgrades, this is a rare opportunity to secure a standout property in the heart of town.



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Main Features

- Three Story Terraced House
- Five Bedrooms
- Ground Floor Shower Room/WC
- Lounge
- Kitchen
- Shower Room & Separate WC
- Courtyard Style Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Understairs cupboard. Radiator.

Ground Floor Shower Room

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Double glazed window to side aspect.

Lounge

12'8 x 12'7 (3.86m x 3.84m)

Radiator. Electric fireplace. Double glazed window to front aspect.

Kitchen

12'11 x 10'3 (3.94m x 3.12m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Electric hob with extractor over. Eye level double oven. Integrated fridge freezer and dishwasher. Double glazed french doors to rear aspect.

Stairs from Ground to First Floor Landing

WC

Low level WC. Pedestal wash hand basin with mixer tap. Frosted double glazed window.

Bedroom 1

13'3 x 9'8 (4.04m x 2.95m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 4

12'11 x 6'10 (3.94m x 2.08m)

Radiator. Double glazed window to front aspect.

Bedroom 5

9'7 x 7'11 (2.92m x 2.41m)

Radiator. Double glazed window to front aspect.

Stairs from First to Second Floor Landing

Loft access (not inspected).

Bedroom 2

12'0 x 9'9 (3.66m x 2.97m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

12'0 x 8'5 (3.66m x 2.57m)

Radiator. Fitted wardrobe. Double glazed window to front aspect.

Shower Room/WC

Shower cubicle. Pedestal wash hand basin. Radiator. Frosted double glazed window.

Outside

There is a courtyard style garden to the rear of the property with fenced boundaries and laid to slate chippings.

COUNCIL TAX BAND = C

EPC = D

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.