

17 Bedford Grove, Eastbourne, BN21 2DU

Price £475,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A wonderfully spacious semi-detached house of exceptional character with five double bedrooms, conveniently located in the Upperton area, within a half mile of Eastbourne town centre and railway station. Careful thought has been given to the retention and enhancement of the original character and of particular note are the fine decorative fireplaces, ornate period style radiators and elegant staircase that rises seamlessly from the reception hall to the upper floors. The beautifully proportioned accommodation comprises a delightful 18` x 15` sitting room with large bay window, cast-iron fireplace with marble surround and decorative ceiling cornices and central rose. The generous dining room has casement doors opening onto the rear garden, whilst the kitchen/breakfast room measures an impressive 22` x 11` with a range of hand crafted wall and base units beneath marble work surfaces. Steps lead down from the kitchen to a small cellar. There are three double bedrooms served by a bathroom with cast iron roll-top bath with claw and ball feet on the first floor whilst the two double bedrooms on the second floor are served by a modern shower room/wc. The house is set within manageable mainly lawned walled gardens with patio areas to the rear with slate chippings to the front. An internal inspection is essential to appreciate the merits of this truly exceptional family home and an early viewing is strongly recommended.

















At a Glance:

- Exceptional character throughout
- Five double bedrooms
- Two generous reception rooms
- 22` fitted kitchen/breakfast room
- Two bath/shower rooms
- Walled garden and small cellar
- Gas central heating with ornate period-style radiators
- Convenient location within a half mile of Eastbourne town centre





Accommodation:

ENTRANCE VESTIBULE

HALL

SITTING ROOM
18'0" (5.49m) Into Recess x 15'0" (4.57m)

DINING ROOM
15'9" (4.8m) Into Recess x 12'0" (3.66m)

KITCHEN/BREAKFAST ROOM
22'9" (6.93m) x 11'2" (3.4m)

FIRST FLOOR LANDING

BEDROOM 1
18'0" (5.49m) Into Recess x 15'0" (4.57m)

BEDROOM 2
15'9" (4.8m) x 13'2" (4.01m)

BEDROOM 5
11'3" (3.43m) x 11'0" (3.35m)

BATHROOM/WC

STAIRS TO SECOND FLOOR LANDING

BEDROOM 3
17'8" (5.38m) x 8'9" (2.67m)

BEDROOM 4
16'0" (4.88m) x 13'2" (4.01m)

SHOWER ROOM/WC

OUTSIDE:

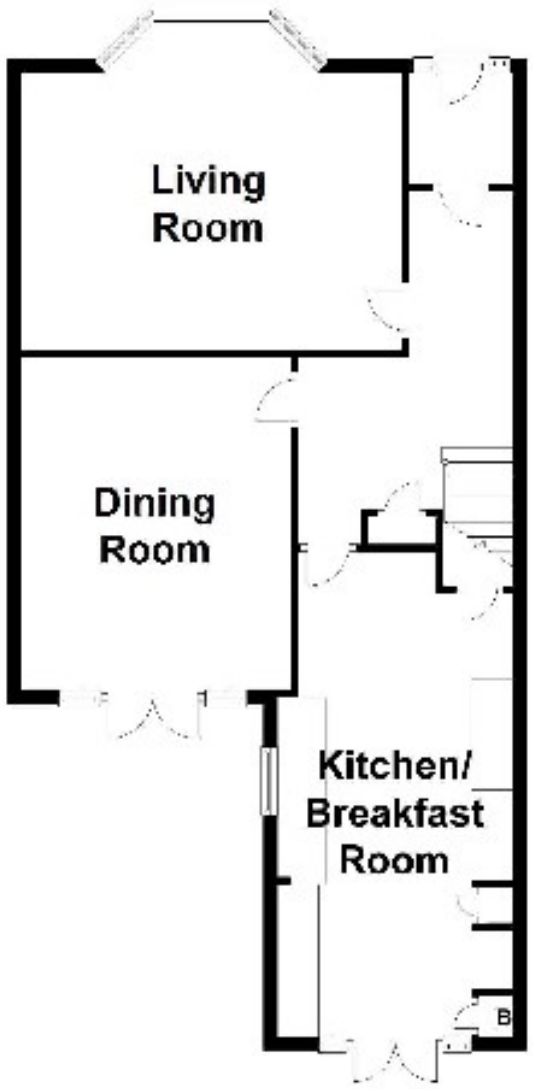
FRONT & REAR GARDENS

COUNCIL TAX:
"D"

EPC:
"D"

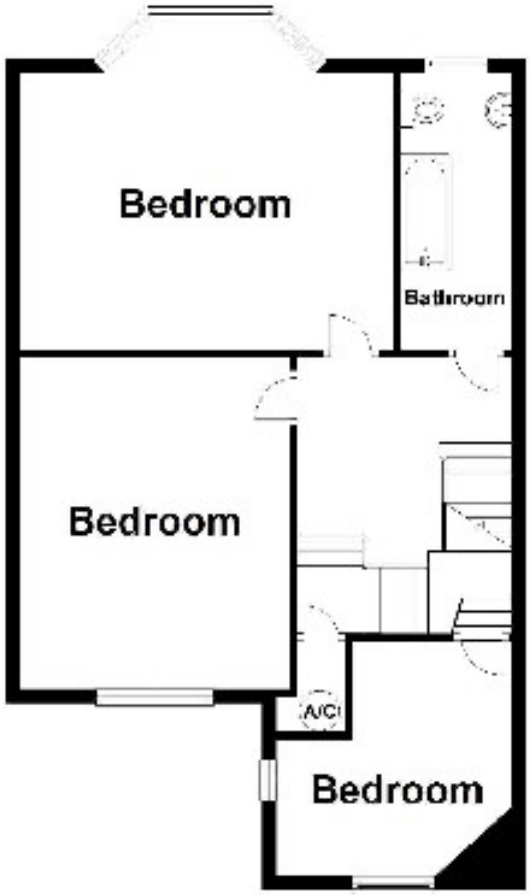
Ground Floor

Approx. 80.8 sq. metres (870.0 sq. feet)



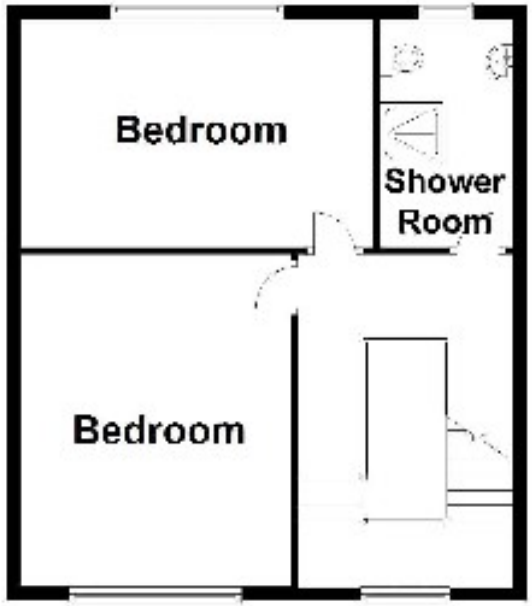
First Floor

Approx. 73.0 sq. metres (785.5 sq. feet)



Second Floor

Approx. 58.2 sq. metres (626.6 sq. feet)



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.

Leaper Stanbrook

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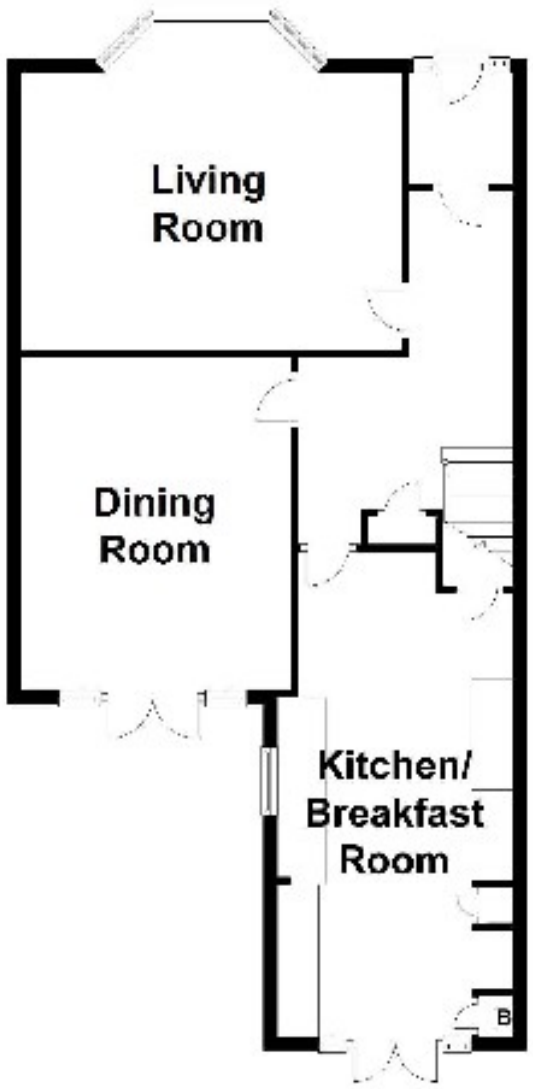
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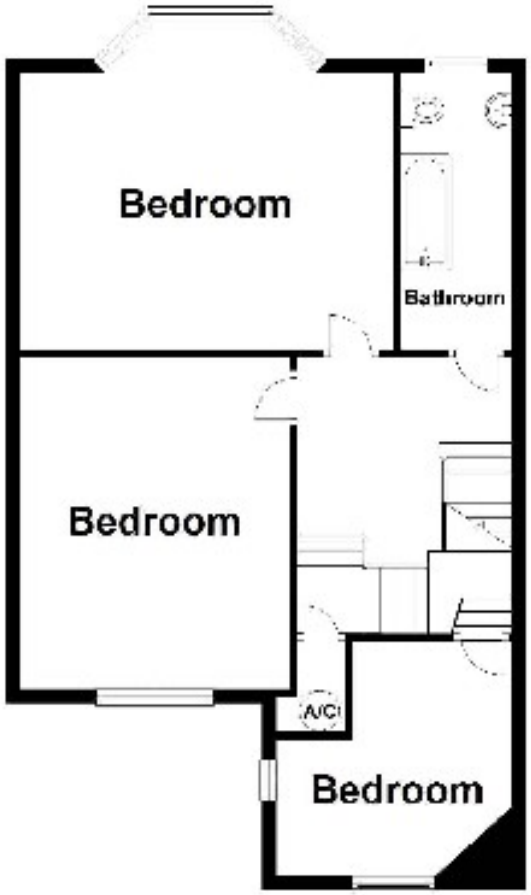
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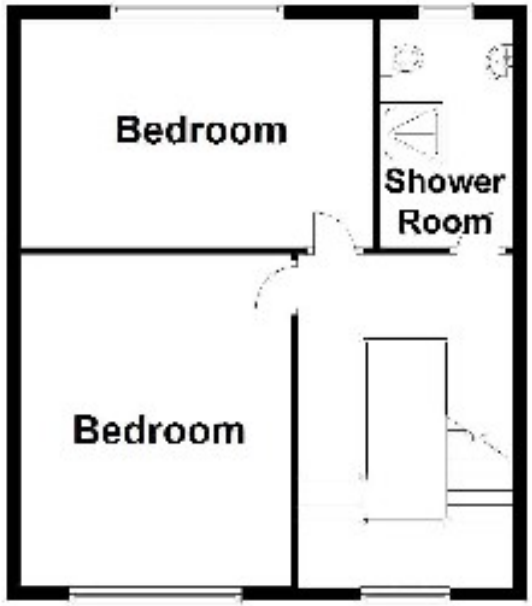
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