



34 Manvers Road, Eastbourne, BN20 8HJ

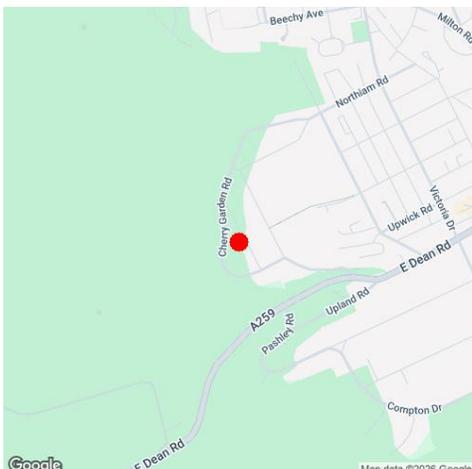
Price £375,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A delightful three bedroom two reception room semi-detached house located within the sought after Old Town area of Eastbourne. This pleasant home is offered to the market chain free and boasts accommodation comprising spacious entrance hall, sitting room with attractive bay window, separate dining room, kitchen with range of matching wall and base units along with area of work surface and spaces for various appliances. Stairs rise from the entrance hall to a first floor landing where there are three good size bedrooms along with a bathroom which has a suite comprising panelled bath and pedestal wash hand basin and there is an adjacent separate wc. There are gardens to the front and rear which are principally laid to lawn with a variety of plants and shrubs. Additional benefits include being mostly double glazed and having gas central heating. There are a number of good local schools nearby as well as a Waitrose store and the open green space of Gildredge Park & Old Town Recreation Ground, together with easy access to the South Downs.





### At a Glance:

- Three bedroom semi-detached house
- Popular Old Town location
- Chain free
- Sitting room with attractive bay window
- Dining room
- Kitchen
- Bathroom and separate wc
- Gas central heating
- Pleasant gardens
- Spacious entrance hall

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM**

15'9" (4.8m) Max x 10'9"  
(3.28m)

**DINING ROOM**

13'9" (4.19m) x 10'4" (3.15m)

**KITCHEN**

10'2" (3.1m) x 7'2" (2.18m)

**FIRST FLOOR LANDING**

**BEDROOM 1**

15'9" (4.8m) Max x 10'9"  
(3.28m)

**BEDROOM 2**

13'9" (4.19m) x 10'4" (3.15m)

**BEDROOM 3**

10'2" (3.1m) x 7'4" (2.24m)

**BATHROOM**

**WC**

**OUTSIDE:**

**FRONT & REAR GARDENS**

**COUNCIL TAX:**

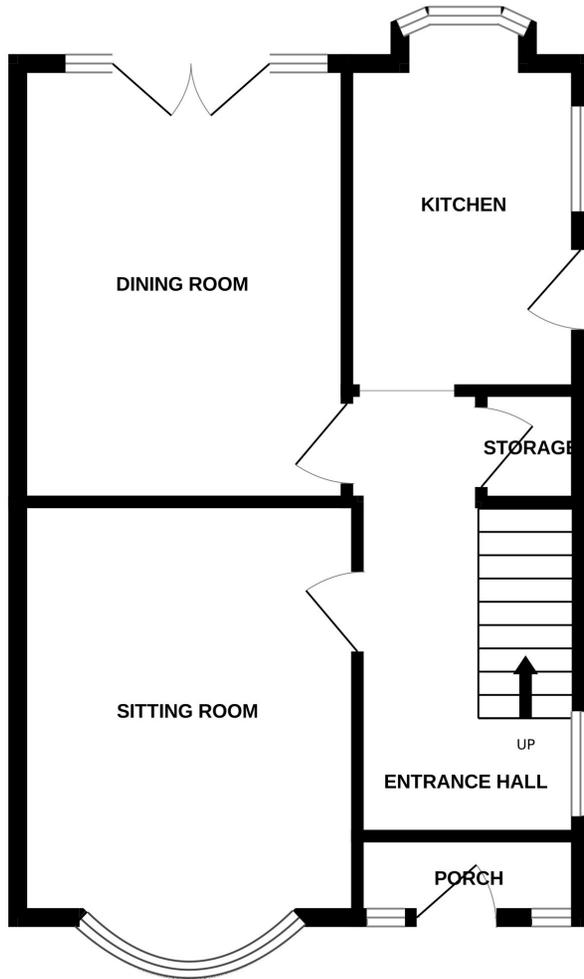
Band 'D'

**EPC:**

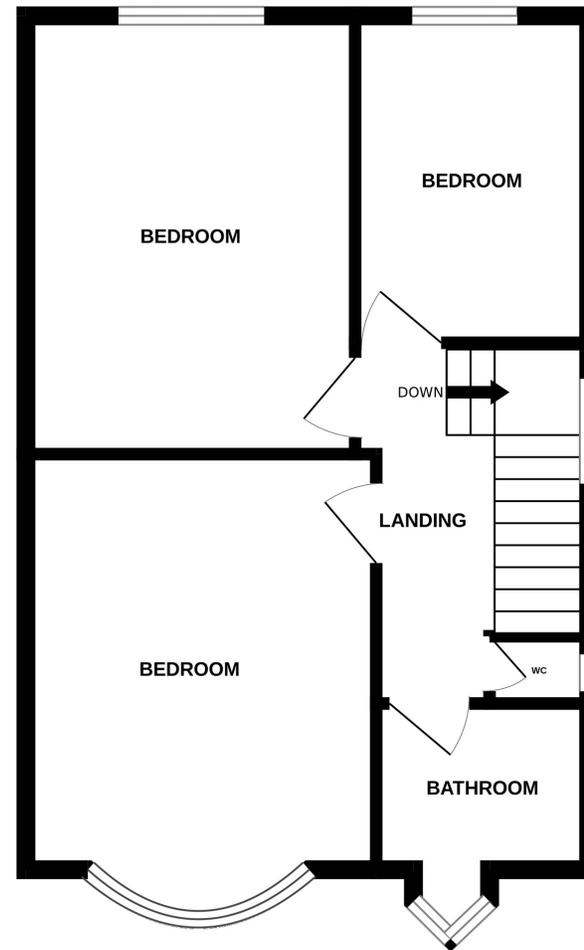
'C'



GROUND FLOOR



1ST FLOOR



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](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)



34 Manvers Road, Eastbourne, BN20 8HJ

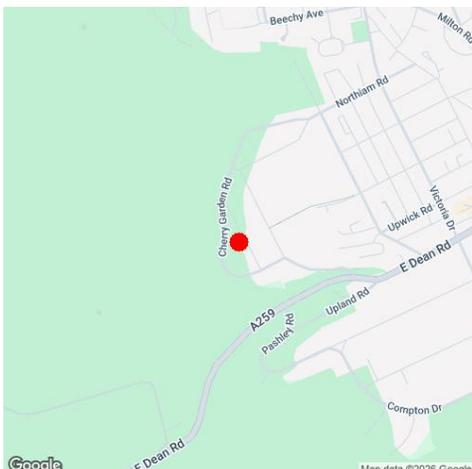
Price £375,000 | Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A delightful three bedroom two reception room semi-detached house located within the sought after Old Town area of Eastbourne. This pleasant home is offered to the market chain free and boasts accommodation comprising spacious entrance hall, sitting room with attractive bay window, separate dining room, kitchen with range of matching wall and base units along with area of work surface and spaces for various appliances. Stairs rise from the entrance hall to a first floor landing where there are three good size bedrooms along with a bathroom which has a suite comprising panelled bath and pedestal wash hand basin and there is an adjacent separate wc. There are gardens to the front and rear which are principally laid to lawn with a variety of plants and shrubs. Additional benefits include being mostly double glazed and having gas central heating. There are a number of good local schools nearby as well as a Waitrose store and the open green space of Gildredge Park & Old Town Recreation Ground, together with easy access to the South Downs.





### At a Glance:

- Three bedroom semi-detached house
- Popular Old Town location
- Chain free
- Sitting room with attractive bay window
- Dining room
- Kitchen
- Bathroom and separate wc
- Gas central heating
- Pleasant gardens
- Spacious entrance hall

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM**

15'9" (4.8m) Max x 10'9"  
(3.28m)

**DINING ROOM**

13'9" (4.19m) x 10'4" (3.15m)

**KITCHEN**

10'2" (3.1m) x 7'2" (2.18m)

**FIRST FLOOR LANDING**

**BEDROOM 1**

15'9" (4.8m) Max x 10'9"  
(3.28m)

**BEDROOM 2**

13'9" (4.19m) x 10'4" (3.15m)

**BEDROOM 3**

10'2" (3.1m) x 7'4" (2.24m)

**BATHROOM**

**WC**

**OUTSIDE:**

**FRONT & REAR GARDENS**

**COUNCIL TAX:**

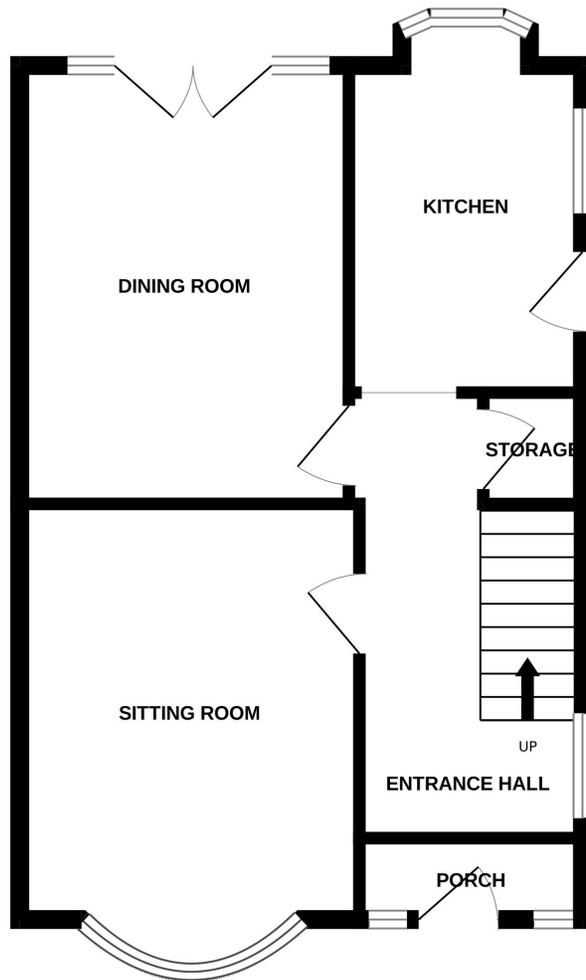
Band 'D'

**EPC:**

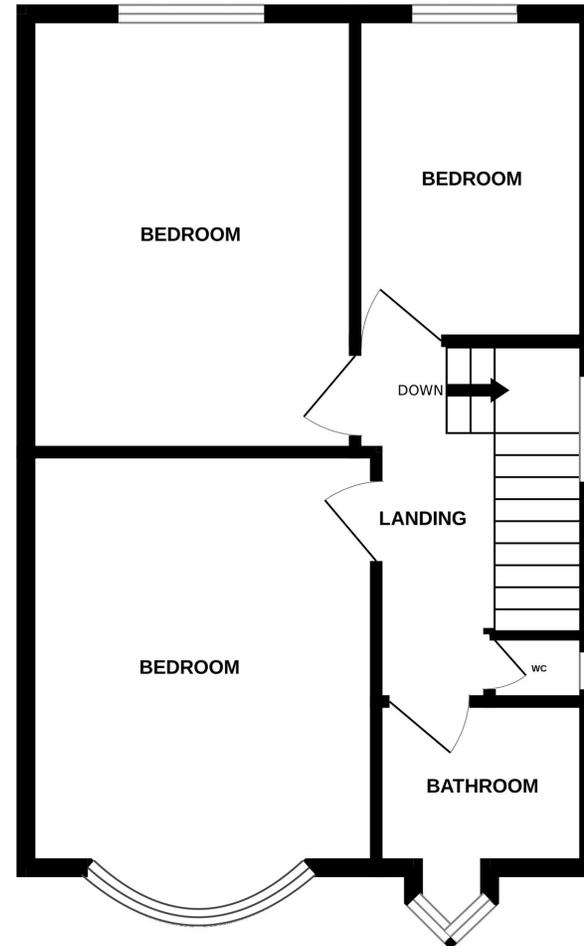
'C'



GROUND FLOOR



1ST FLOOR



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](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)