



90 Hurst Road, Eastbourne, BN21 2PW

Price £375,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Located in the favoured Old Town area of Eastbourne, a charming 3 bedroom house of pleasing character affording delightful views over Eastbourne towards the English channel. The house is situated at the end of a terrace of similar properties with accommodation arranged over three floors. The ground floor accommodation includes a sitting room, third bedroom/office and a family bathroom. Stairs lead down to the garden floor level with a generous 19' x 12' kitchen/breakfast room. The kitchen area has a range of modern wall and base units beneath contoured work surfaces with an integrated oven, microwave and gas hob. The breakfast area leads to a conservatory which in turn leads to the delightful rear garden. Of particular note is a further large storage room with window that could be developed into additional accommodation. The two principal bedrooms are on the first floor. The delightful gardens have a tropical feel with an abundance of mature trees and shrubs. Schools catering for most age groups together with a Waitrose store are in the vicinity.





At a Glance:

- Wonderful views over Eastbourne towards the sea
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Modern bathroom
- Mature garden
- Gas central heating
- Sealed unit double glazing
- Council Tax Band "A"



Accommodation:

ENTRANCE LOBBY

RECEPTION HALL

LIVING ROOM

14'0" (4.27m) Into Bay x 12'8" (3.86m)

BEDROOM 3 / OFFICE

12'0" (3.66m) x 10'4" (3.15m)

BATHROOM

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM

19'0" (5.79m) x 12'8" (3.86m) Max

CONSERVATORY

7'8" (2.34m) x 7'9" (2.36m)

STORAGE ROOM

FIRST FLOOR LANDING

BEDROOM 1

16'2" (4.93m) Max x 12'0" (3.66m)

BEDROOM 2

11'6" (3.51m) x 9'0" (2.74m)

OUTSIDE:

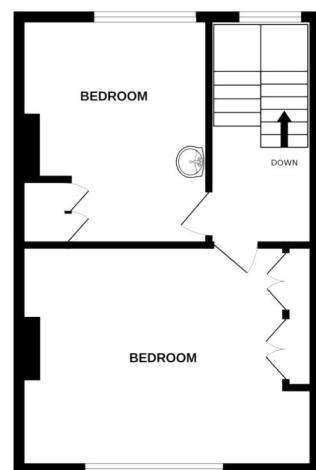
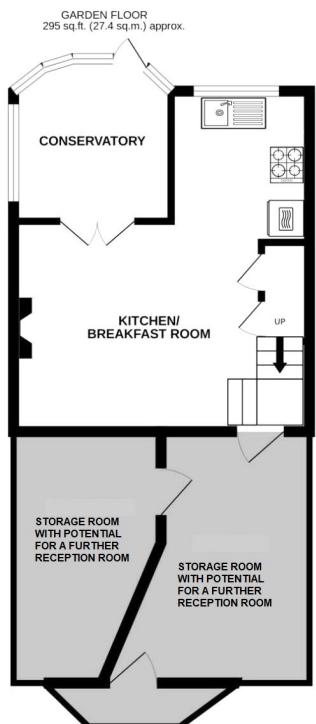
GARDENS

COUNCIL TAX:

Band "A"

EPC:

"D"



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

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 advertising 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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 **Leaper Stanbrook**

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