



30 Cambridge Road, Eastbourne, BN22 7BT

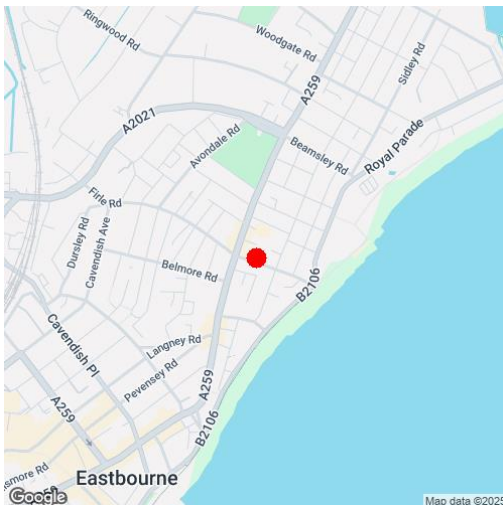
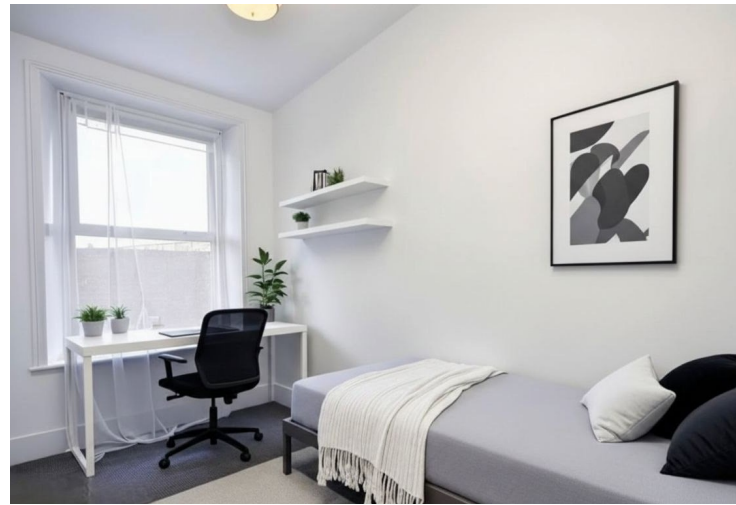
Price £329,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An extensively and brand newly renovated five bedroom terraced house offering deceptively spacious accommodation, located just off Eastbourne's picturesque seafront, being just a short walk to the beach, and offered to the market CHAIN FREE. This delightful home has undergone a substantial refurbishment and has not been lived in since the upgrades were carried out and works include a full electrical re-wire, new plumbing and heating system, new boiler, fully redecorated internally, replacement of ground floor windows and doors, full roof renovation, exterior redecorating, garden clearance and improvement (The current vendor can provide certificates and a full summary of works if requested). The property enjoys light and airy accommodation on both floors with the ground floor comprising entrance hall, sitting room, kitchen/breakfast room and ground floor bedroom with ensuite shower room/wc. Stairs rise from the entrance hall to the first floor landing where there are four further bedrooms and a well appointed family bathroom/wc. There is a low maintenance garden located to the rear and additional benefits include double glazing and gas central heating. The property has been fully redecorated and has new flooring throughout as well as being re-wired plus new electric meter, new boiler and plumbing. Eastbourne town centre and mainline train station providing excellent links to London, Brighton and Gatwick are less than a mile away. Buyer incentives available, subject to conditions





### At a Glance:

- Spacious five bedroom house
- Just off Eastbourne seafront
- Redecorated, new flooring and re-wired
- Sitting room
- Kitchen/breakfast room
- Ground floor bedroom with en-suite shower room/wc
- Family bathroom/wc
- Buyer incentives available, subject to conditions
- Chain Free
- Double glazing and new gas central heating system and boiler

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

14'8" (4.47m) x 14'3" (4.34m)

#### KITCHEN

12'4" (3.76m) x 11'11" (3.63m)

#### GROUND FLOOR BEDROOM 5

12'1" (3.68m) x 10'0" (3.05m)

#### EN-SUITE SHOWER ROOM

#### FIRST FLOOR LANDING

#### BEDROOM 1

14'9" (4.5m) x 11'6" (3.51m)

#### BEDROOM 2

12'7" (3.84m) x 12'4" (3.76m)

#### BEDROOM 3

12'5" (3.78m) x 6'2" (1.88m)

#### BEDROOM 4

10'0" (3.05m) x 9'7" (2.92m)

#### BATHROOM

#### OUTSIDE:

#### GARDENS FRONT & REAR

#### COUNCIL TAX:

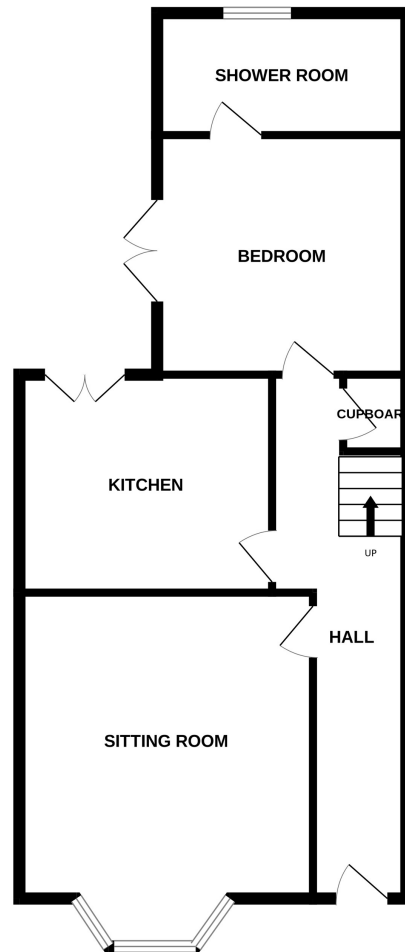
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#### EPC:

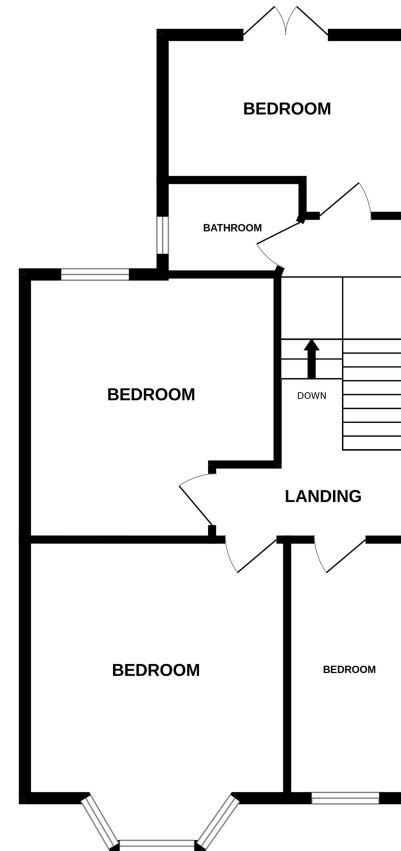
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GROUND FLOOR



1ST FLOOR



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 illustrative 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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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**

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

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