



Cottage A, 22 South Street, Eastbourne, BN21 4XB

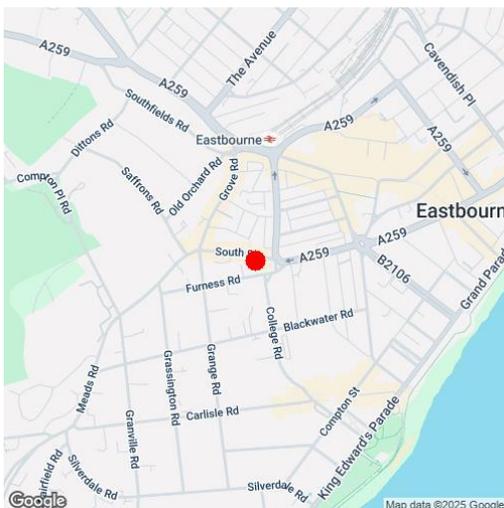
Price £192,500 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A unique opportunity to acquire this charming one bedroom semi-detached cottage located in a tucked away position in the popular Little Chelsea area of Eastbourne. This delightful property is offered to the market chain free and enjoys accommodation comprising sitting/dining room opening to a kitchen area with range of matching wall and base units and area of work surface. Stairs rise to the first floor landing where there are two useful built in storage cupboards. There is one excellent size bedroom as well as a bathroom with suite comprising panelled bath, wash hand basin and low level wc. The property has the benefit of a small courtyard to the front and additional benefits include double glazing and gas central heating. The property is conveniently positioned within the heart of the Little Chelsea area with its variety of independent shops, cafes and restaurants. Eastbourne town centre, train station and seafront are also nearby.





### At a Glance:

- Charming one bedroom cottage
- Popular Little Chelsea
- Sitting/dining room
- Kitchen
- Bathroom
- Courtyard
- Double glazing
- Gas central heating
- Chain free
- Close to town centre, train station and seafront

### Accommodation:

#### SITTING / DINING ROOM

13'2" (4.01m) x 11'8" (3.56m)

#### KITCHEN

11'7" (3.53m) x 3'9" (1.14m)

#### FIRST FLOOR LANDING

#### BEDROOM

11'8" (3.56m) Max x 11'5" (3.48m)

#### BATHROOM

#### OUTSIDE:

#### COURTYARD TO FRONT

#### COUNCIL TAX:

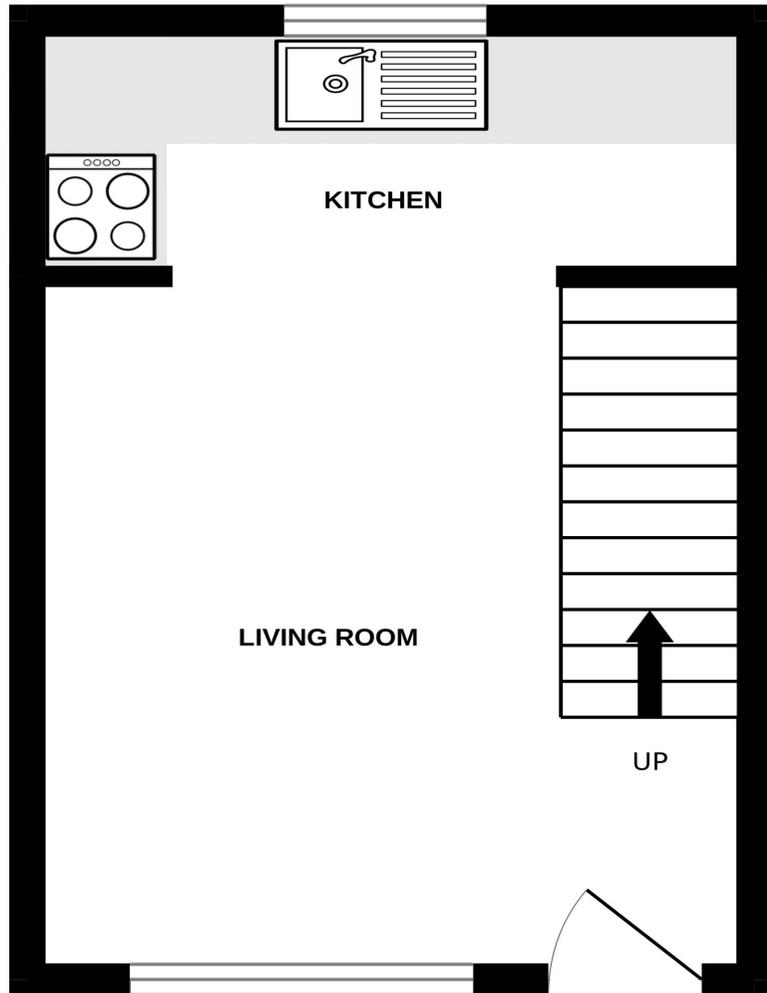
Band `B`

#### EPC:

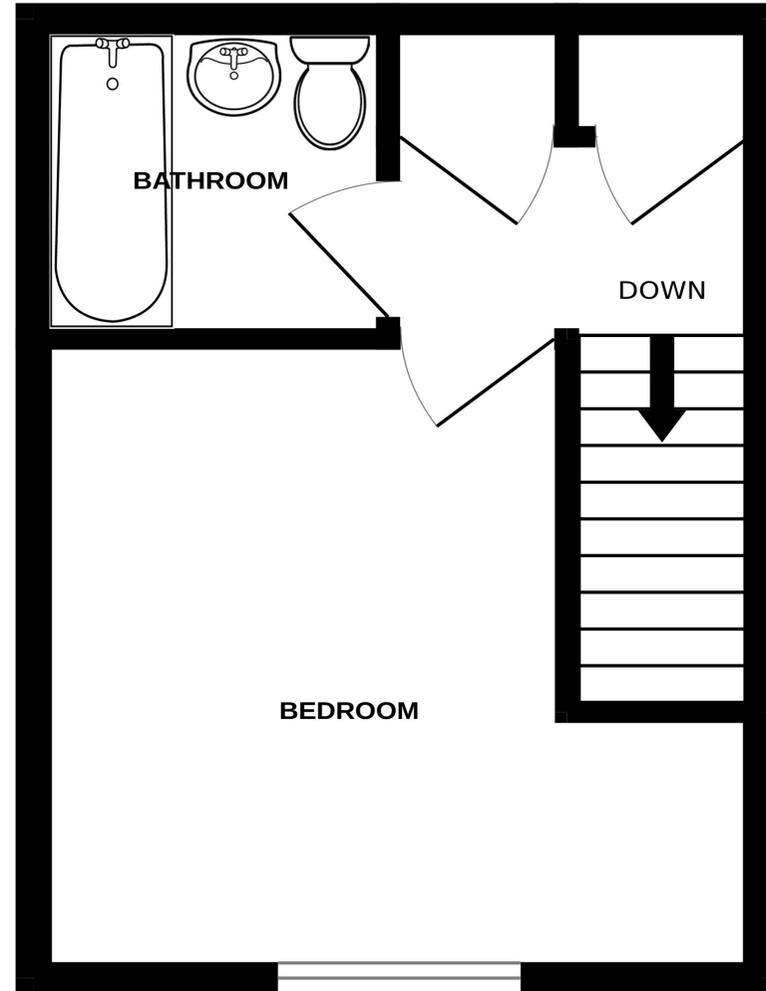
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GROUND FLOOR



1ST FLOOR



Ref: 3

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.

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