



27 Pulborough Avenue, Eastbourne, BN22 9QX

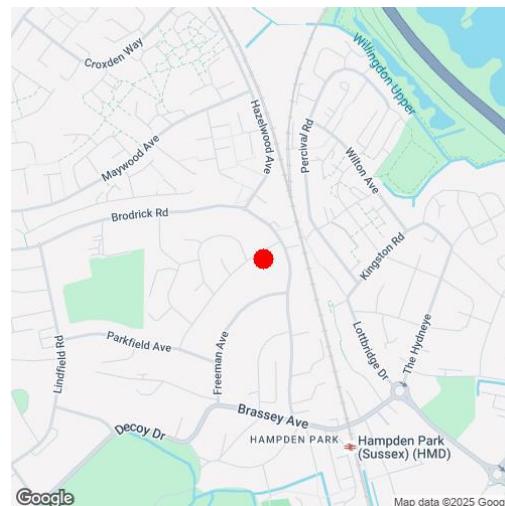
Price £294,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A beautifully presented and deceptively spacious three bedroom terraced house which has the benefit of a loft conversion and located in the ever popular Hampden Park area of Eastbourne close to local schools, supermarkets, Hampden Park high street and mainline train station. This wonderful property enjoys accommodation comprising entrance hall, sitting room, modern kitchen/dining room, two double bedrooms to the first floor along with main family bathroom and to the top floor there is the principal bedroom suite which benefits from a modern en-suite bathroom. To the front there is a low maintenance garden and to the rear there is a nice size garden with timber summer house, brick built storage, area of lawn and covered patio seating area. Additional benefits include double glazing and gas central heating.





### At a Glance:

- Spacious three bedroom terraced house
- Well presented throughout
- Popular Hampden Park location
- Sitting room
- Modern kitchen/dining room
- Family bathroom plus en-suite bathroom
- Close to schools, supermarkets, high street and train station
- Double glazed
- Gas central heating
- Front and rear gardens

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

12'7" (3.84m) x 11'0" (3.35m)

#### KITCHEN / DINING ROOM

16'4" (4.98m) x 8'11" (2.72m)

#### FIRST FLOOR LANDING

#### BEDROOM 2

11'8" (3.56m) x 10'6" (3.2m)

#### BEDROOM 3

11'9" (3.58m) x 9'0" (2.74m)

#### BATHROOM

#### SECOND FLOOR LANDING

#### BEDROOM 1

16'6" (5.03m) x 14'6" (4.42m)

#### EN-SUITE BATHROOM

#### OUTSIDE:

#### GARDENS FRONT & REAR

#### COUNCIL TAX:

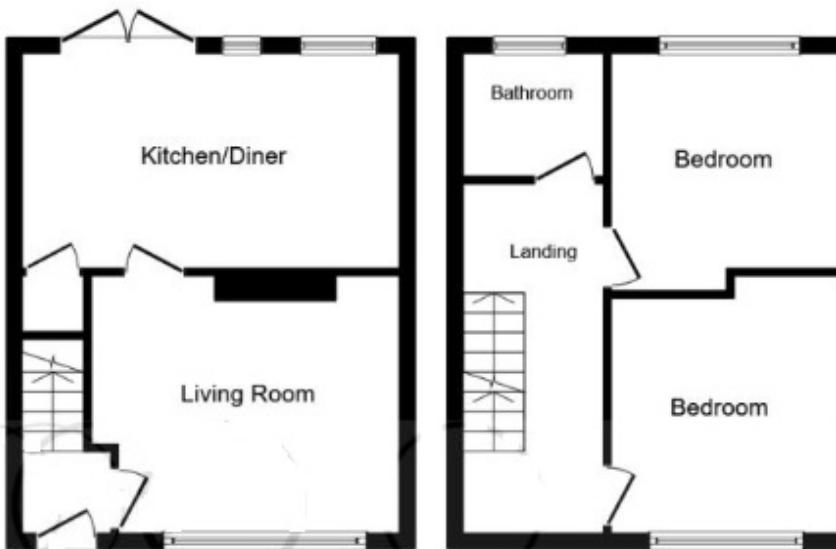
The property is in Band 'B'

The amount payable for 2025/26 is £1,969.71 per annum. This information is taken from Eastbourne Borough Council - [counciltax.info/council/eastbourne](http://counciltax.info/council/eastbourne)

#### EPC:

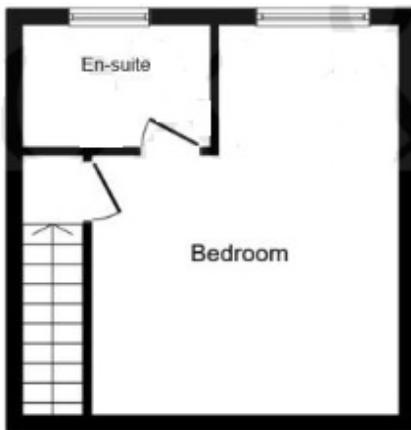
'D'





**Ground Floor**

**First Floor**



**Second 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.

 **Leaper Stanbrook**

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