



6 Branston Road, Eastbourne, BN22 0AL

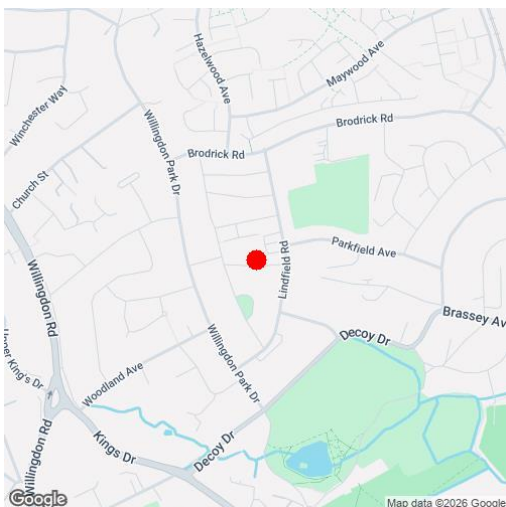
Price £410,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A spacious four bedroom detached house located within a quiet residential location close to local shops, schools, bus routes and the open green space of Hampden Park. This delightful property is conveniently located in a quiet residential location in Eastbourne close to a number of amenities, transport links and schools. Accommodation comprises entrance porch, entrance hall, spacious sitting room/dining room, kitchen/breakfast room, conservatory with space & plumbing for a washing machine and tumble drier, ground floor bedroom, ground floor shower room/wc, to the first floor there are a further three bedrooms and family bathroom with shower over and separate wc. There is a driveway to the front for several vehicles leading to a single garage and there is an excellent size garden to the rear. Additional benefits include double glazing and gas central heating, in addition to solar panels.





### At a Glance:

- Spacious four bedroom detached house
- Quiet residential location
- Sitting/dining room
- Conservatory
- Kitchen/breakfast room
- Ground floor bedroom and shower room/wc
- Family bathroom and separate wc
- Driveway and garage
- Double glazing and gas central heating
- Close to Hampden Park, local shops and bus routes

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING / DINING ROOM**

21'3" (6.48m) x 13'4" (4.06m)

**CONSERVATORY**

13'5" (4.09m) x 7'3" (2.21m)

**KITCHEN / BREAKFAST ROOM**

12'7" (3.84m) x 9'1" (2.77m)

**INNER HALL**

**BEDROOM 3**

12'4" (3.76m) x 7'7" (2.31m)

**WET ROOM / WC**

**FIRST FLOOR LANDING**

**BEDROOM 1**

13'5" (4.09m) x 11'0" (3.35m)

**BEDROOM 2**

13'5" (4.09m) x 8'7" (2.62m)

**BEDROOM 4**

7'6" (2.29m) x 6'0" (1.83m)

**BATHROOM**

**WC**

**OUTSIDE:**

**DRIVEWAY**

**GARAGE**

**REAR GARDEN**

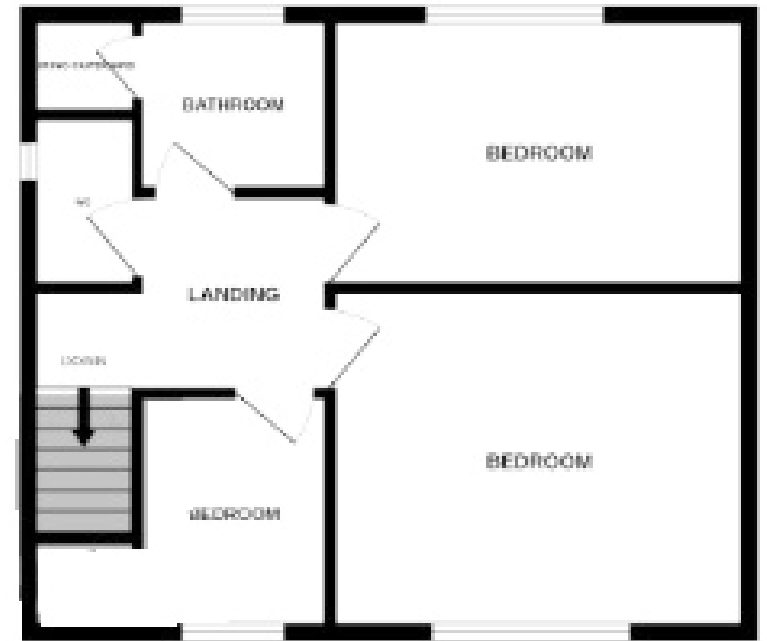
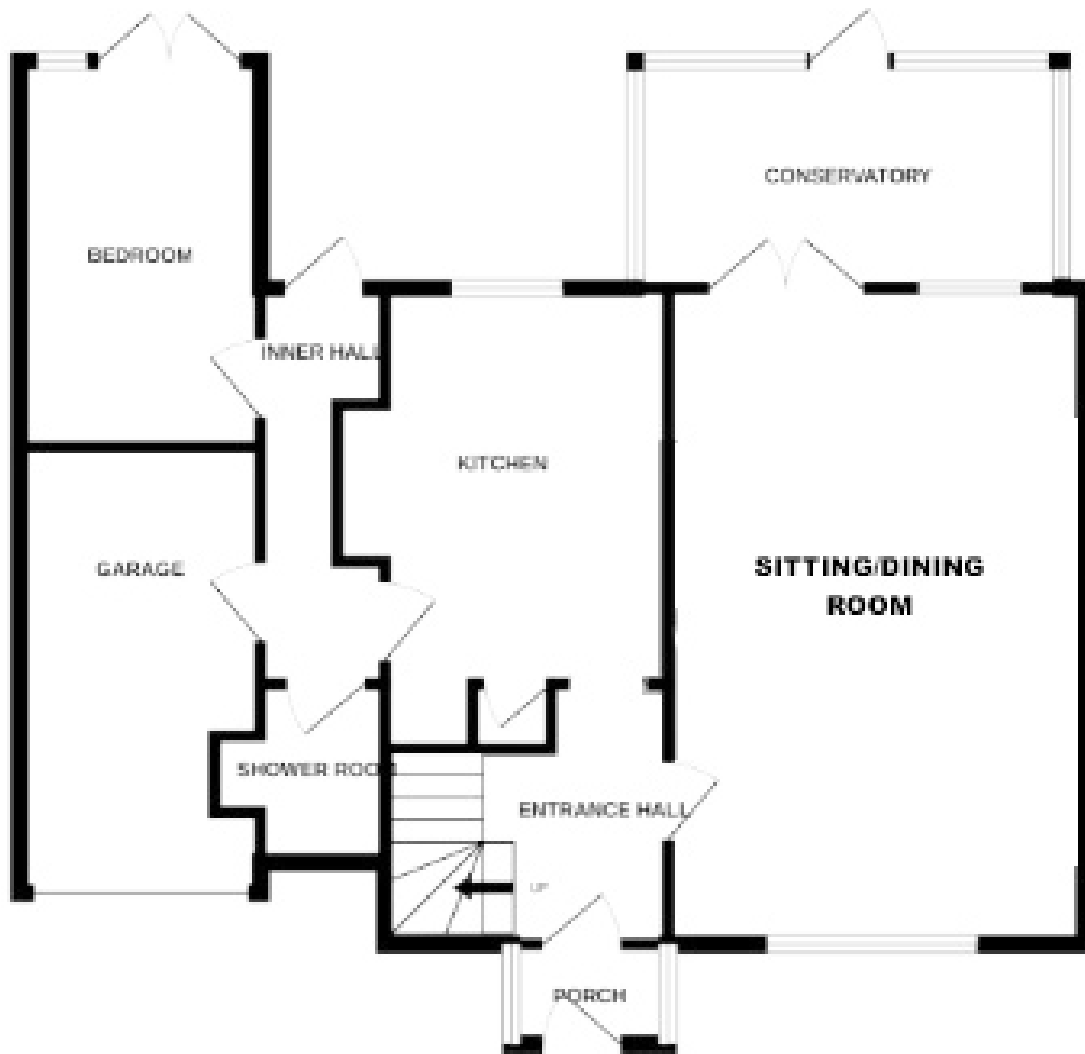
**COUNCIL TAX:**

Band 'D'

**EPC:**

'B'





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.



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