



37 Cherry Garden Road, Eastbourne, BN20 8HF

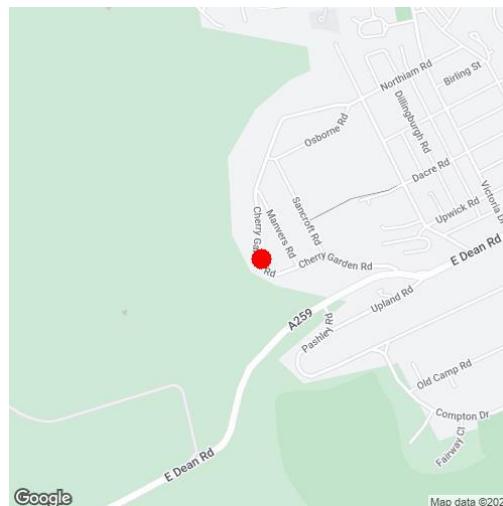
Price £385,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A well appointed three bedroom end of terrace house in the favoured Old Town area, taking advantage of its elevated position with most of the principal rooms affording glorious views over Eastbourne to the sea. The well proportioned accommodation comprises a 23' dual aspect through living room, cloakroom/wc and kitchen on the ground floor. The kitchen has been recently re-fitted with a comprehensive range of modern wall and base units beneath contoured work surfaces together with integrated appliances that include an oven, ceramic hob, dishwasher and microwave. The three good size bedrooms are served by a modern bathroom. Of particular note is the under house garden room which could be further developed into additional accommodation or a home office. The house is set within delightful gardens that are principally laid to lawn with mature trees and shrubs together with a productive kitchen garden. Other benefits include gas central heating, sealed unit double glazing and off-road parking for two vehicles at the front. Schools catering for all age groups are in the vicinity, whilst local shopping facilities are available in Victoria Drive and Albert Parade.





## At a Glance:

- Glorious views to the English Channel
- Favoured Old Town location
- Three bedrooms
- 23' living room
- Fitted kitchen with integrated appliances
- Modern bathroom
- Attractive gardens with under house garden room
- Gas central heating
- Sealed unit double glazing



## Accommodation:

### HALL

### CLOAKROOM/WC

### THROUGH LIVING ROOM

### SITTING AREA

13'6" (4.11m) x 13'0" (3.96m)

### DINING AREA

10'0" (3.05m) x 9'6" (2.9m)

### KITCHEN

10'0" (3.05m) x 8'9" (2.67m)

### LANDING

### BEDROOM 1

13'0" (3.96m) x 11'6" (3.51m) Max

### BEDROOM 2

14'0" (4.27m) x 9'9" (2.97m)

### BEDROOM 3

9'6" (2.9m) Max x 7'0" (2.13m)

### BATHROOM/WC

### OUTSIDE

### GARDENS

Approximately 90' in depth

### UNDER HOUSE GARDEN ROOM

### OFF-ROAD PARKING

### COUNCIL TAX

Band "C"

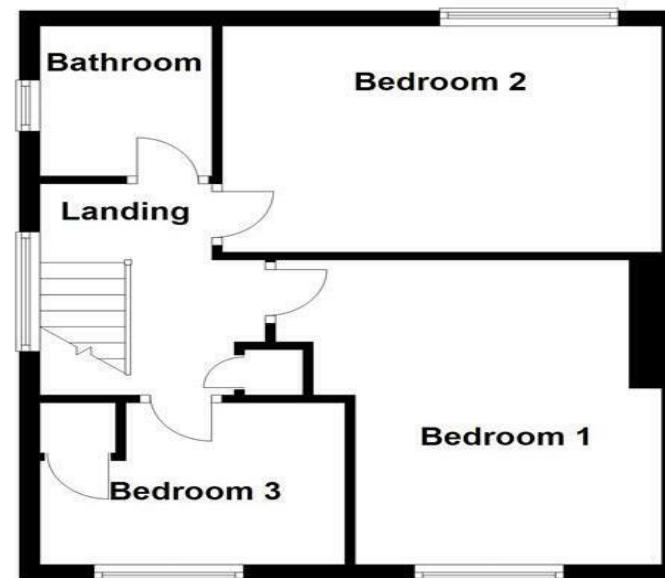
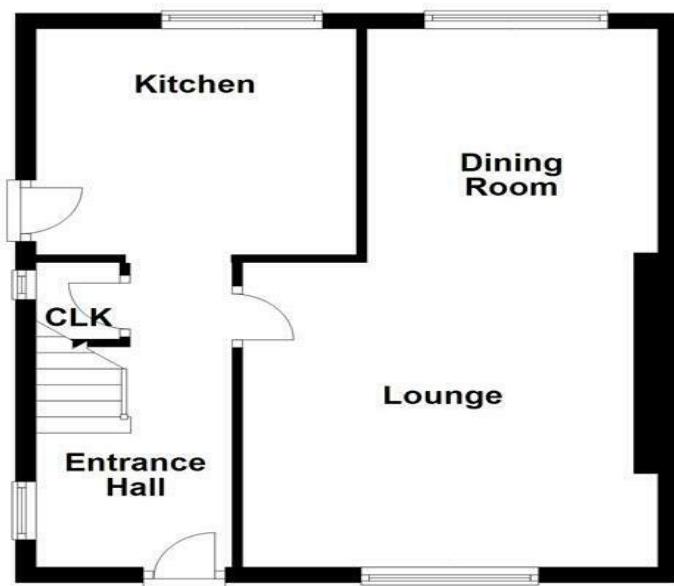
### EPC

Band "D"

## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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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