



14 Bracken Road, Eastbourne, BN20 8SH

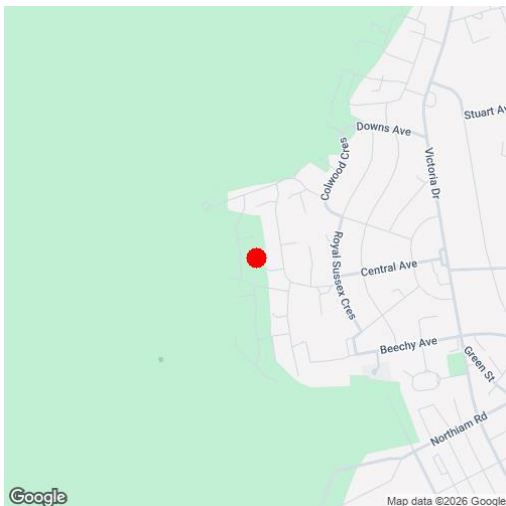
Guide Price £425,000 - £445,000 | Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

GUIDE PRICE £425,000 - £445,000. An extended five bedroom detached house, recently redecorated and new carpets laid to the principal rooms, affording rooftop views over Eastbourne to the sea from this favoured Old Town location at the foot of the South Downs. The accommodation comprises two reception rooms, a 15' x 11' kitchen/breakfast room, a utility room and a bedroom with shower room on the ground floor, with four further bedrooms and second bathroom on the first floor. The house is set within principally lawned gardens to the front and rear and there is a garage with parking space in front in a nearby block. The house benefits from gas central heating and sealed unit double glazing and although would benefit from some further modernisation forms the basis of a particularly desirable and spacious family home.





At a Glance:

- Favoured Old Town location
- Rooftop views over Eastbourne to the sea
- Five bedrooms
- Two reception rooms
- 15' x 11' kitchen/breakfast room with adjacent utility room
- Two bath/shower rooms (one on the ground floor)
- Garage
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

HALL

SITTING ROOM

16'10" (5.13m) x 12'0" (3.66m)

DINING ROOM

11'6" (3.51m) x 12'0" (3.66m)

KITCHEN/BREAKFAST ROOM

15'0" (4.57m) x 11'0" (3.35m)

UTILITY ROOM

18'0" (5.49m) x 4'2" (1.27m)

STORE ROOM

9'0" (2.74m) x 5'0" (1.52m)

BEDROOM 5

11'0" (3.35m) x 10'2" (3.1m) Max

SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 1

12'9" (3.89m) x 12'0" (3.66m)

BALCONY

BEDROOM 2

10'0" (3.05m) x 9'0" (2.74m)

BEDROOM 3

12'0" (3.66m) x 6'6" (1.98m)

BEDROOM 4

6'9" (2.06m) x 6'3" (1.91m)

FAMILY BATHROOM

OUTSIDE:

GARDENS FRONT & REAR

GARAGE

in block with parking space in front.

COUNCIL TAX:

Band "E"

EPC:

"D"



Floorplan Awaited

Ref: 1

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