



3 Neville Road, Eastbourne, BN22 8HR

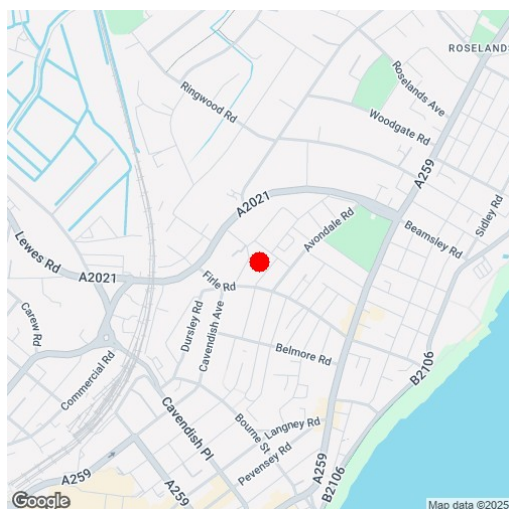
Price £315,000 | Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A recently refurbished and tastefully decorated three bedroom terraced house within the popular Seaside area of Eastbourne. This delightful property is offered to the market chain free and has been much improved by the current owner boasting accommodation comprising entrance hall, sitting room with attractive bay window opening to a dining room which in turn leads to a stylish kitchen with range of work surface and a comprehensive range of wall and base units, there is also the convenience of a downstairs wc. Stairs rise to the first floor landing where there are three good size bedrooms, a modern bathroom and an en-suite shower room. The property enjoys a private garden to the rear and additional benefits include double glazing and gas central heating. Eastbourne town centre, train station and seafront are all within close proximity.





### At a Glance:

- Beautifully presented three bedroom house
- Popular Seaside area of Eastbourne
- Eastbourne town centre, train station and seafront closeby
- Modern kitchen
- Stylish bathroom plus en-suite shower room
- Chain free
- Spacious sitting room and dining room
- Downstairs wc
- Private rear garden
- Double glazing and gas central

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

14'9" (4.5m) Max x 10'9" (3.28m)

#### DINING ROOM

14'2" (4.32m) Max x 11'8" (3.56m)

#### KITCHEN

11'5" (3.48m) x 9'2" (2.79m)

#### DOWNSTAIRS WC

#### FIRST FLOOR LANDING

#### BEDROOM ONE

14'2" (4.32m) Max x 11'8" (3.56m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM TWO

11'8" (3.56m) x 8'6" (2.59m)

#### BEDROOM THREE

9'0" (2.74m) x 5'6" (1.68m)

#### BATHROOM

#### FRONT AND REAR GARDENS

#### EPC

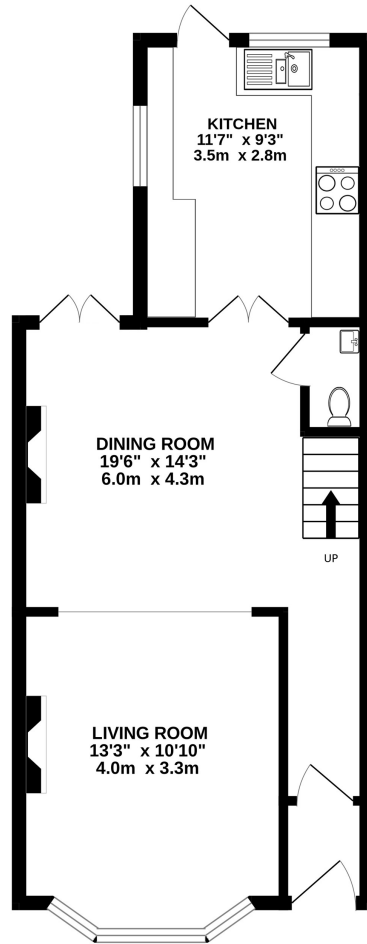
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#### COUNCIL TAX

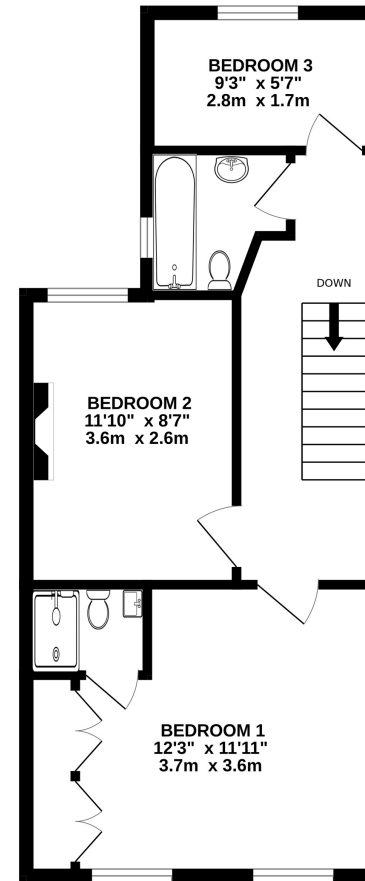
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GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)