



58 Sidley Road, Eastbourne, BN22 7JN

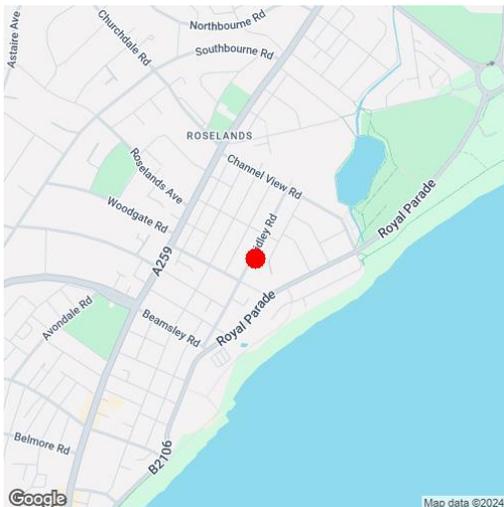
Price £170,000 - £180,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

FOR SALE BY PUBLIC AUCTION 26th MARCH 2026- A two bedroom cottage forming part of a terrace of similar properties with southeasterly facing rear garden enviably located within 300 yards of the seafront in the Redoubt area of Eastbourne. The accommodation comprises a downstairs WC, two reception rooms and a fitted kitchen with a range of matching wall and base units beneath contoured work surfaces with an integrated oven and hob. There are two first floor bedrooms and a large bathroom on the first floor. Access to the bathroom is currently from the second bedroom, however this could easily be reconfigured by creating a larger landing so that the bathroom could be independently accessed by both bedrooms. Although requiring complete redecoration and some further modernisation, the house benefits from sealed unit double glazing and electric storage heaters. Local shopping facilities are available on Seaside, whilst Eastbourne town centre is little more than 1 mile away. For auction terms and conditions please visit www.cliveemson.co.uk/properties/264/37/





At a Glance:

- No onward chain
- Two bedrooms
- Two reception rooms
- Fitted kitchen with integrated oven and hob
- Attractive courtyard style garden
- Sealed unit double glazing
- Electric storage heaters

Accommodation:

SITTING ROOM

13'2" (4.01m) x 11'3" (3.43m)

DINING ROOM

11'0" (3.35m) x 10'6" (3.2m)

KITCHEN

7'10" (2.39m) x 7'8" (2.34m)

LOBBY

DOWNSTAIRS WC

LANDING

BEDROOM 1

13'3" (4.04m) x 11'3" (3.43m)

BEDROOM 2

11'0" (3.35m) x 10'4" (3.15m)

BATHROOM

10'6" (3.2m) x 8'0" (2.44m)

COURTYARD GARDEN

COUNCIL TAX:

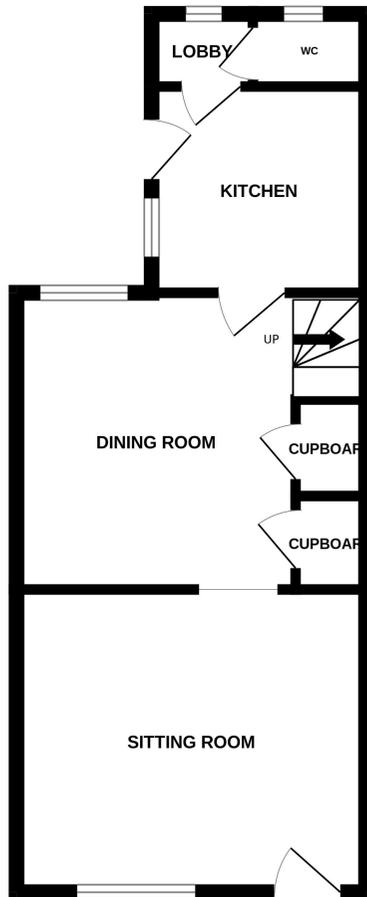
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EPC:

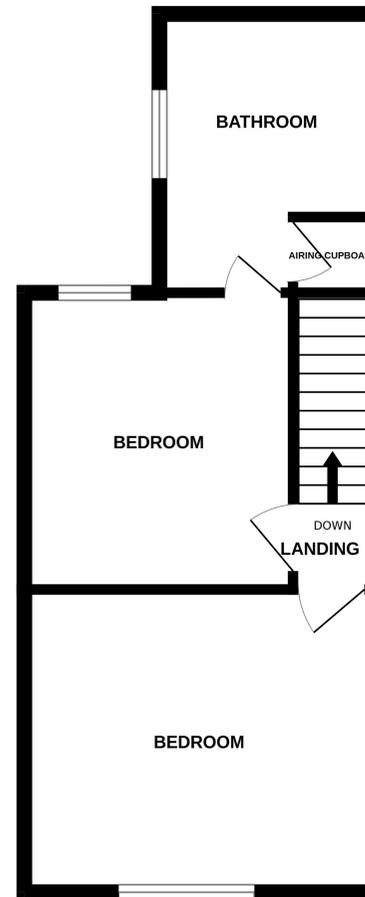
'E'



GROUND FLOOR



1ST FLOOR



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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