



50 Cherry Garden Road, Eastbourne, East Sussex, BN20 8HF

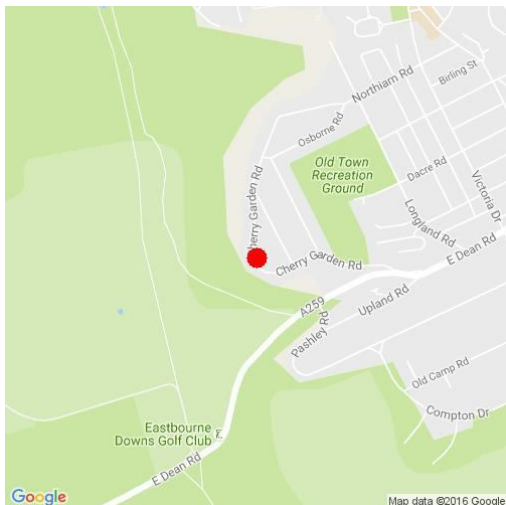
Price £299,950 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Backing directly to the South Downs an extended 3 bedroom semi-detached family home. Located in the favoured Old Town area of Eastbourne, available with no onward chain, a pleasantly presented family home. The house has been extended on the ground floor to provide a 15'4" x 11'5" modern fitted kitchen plus a modern fitted utility room, gas fired central heating and double glazing. To the front of the house is a parking space, whilst the good sized rear garden backs directly to the South Downs and Cherry Garden woods. The house is considered to occupy a convenient location being within ½ mile of local shopping facilities in Green Street, whilst the town centre with its mainline railway station and comprehensive shopping facilities is approximately 1½ miles away.





At a Glance:

- Chain free
- Extended kitchen
- Extended utility room
- Modern fitted kitchen
- Rear garden backing to the South Downs
- Views from the first floor over Eastbourne to the sea
- Car parking space
- 25' 7" Living room
- Favoured Old Town location
- Gas central heating

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

25'7" (7.8m) x 12'6" (3.81m)

KITCHEN

15'4" (4.67m) x 11'5" (3.48m)

UTILITY ROOM

14'8" (4.47m) x 5'6" (1.68m)

CLOAKROOM

BEDROOM 1

12'9" (3.89m) x 11'3" (3.43m) To Chimney Breast

BEDROOM 2

12'5" (3.78m) x 9'3" (2.82m) To Chimney Breast

BEDROOM 3

9'0" (2.74m) x 8'6" (2.59m)

BATHROOM/WC

LOFT

12'6" (3.81m) x 12'6" (3.81m)

OUTSIDE

CAR PARKING SPACE ON DRIVEWAY

GARDENS FRONT & REAR

COUNCIL TAX: Band "D"

EPC "C"



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. All details concerning any outgoings or terms of the Lease are subject to verification.



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