



5 Upwick Mews, Eastbourne, BN20 8NB

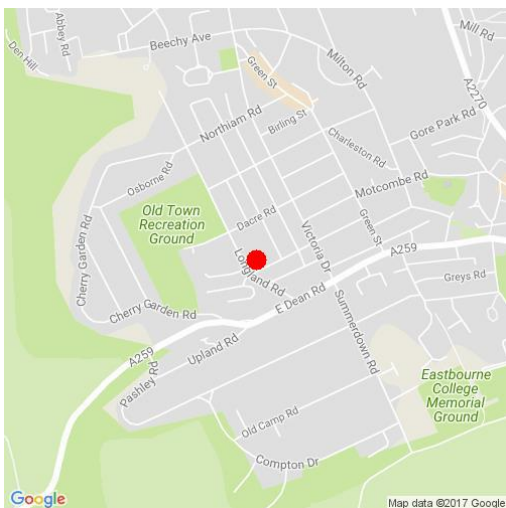
Price £475,000 | Freehold



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An exceptionally well presented three bedroom detached house with double garage forming part of an exclusive gated Mews-style development of just six houses, created in 2016. The house has been further enhanced by the present owner and the luxuriously appointed accommodation has all the advantages associated with modern living. Of particular note is the fully fitted 27' kitchen/dining room with integrated Bosch appliances comprising a fridge/freezer, double oven, gas hob, dishwasher and a combination microwave oven. There is also a generous sitting room, a study and cloakroom on the ground floor. The master bedroom has an en-suite shower room whilst the two further bedrooms are served by the family bathroom which has been re-fitted with a walk-in shower cubicle. There are low maintenance gardens to the rear, with paved areas, a pergola and shrub borders. To the front of the house is a detached double garage with a utility area and additional off-road parking in front. Other benefits include an EPC band A rating, solar panels, sealed unit double glazing and gas central heating with underfloor heating on the ground floor and radiators to the first floor. The house is located in the heart of Old Town being approximately 1.25 miles from Eastbourne town centre and mainline railway station. The area is well served with schools catering for children of most age groups whilst local shopping facilities, including a Waitrose store, are close at hand.





### At a Glance:

- Exclusive gated development in Old Town
- Constructed in 2016
- Further improvements carried out over recent years
- Gas fired central heating and double glazing
- Solar panels
- Double garage plus driveway parking
- 27' kitchen/dining room
- Two bath/shower rooms (one en-suite)
- Low Maintenance gardens
- EPC band A

### Accommodation:

#### ENTRANCE HALL

#### LIVING ROOM

20'0" (6.1m) x 13'7" (4.14m)

#### STUDY

13'0" (3.96m) x 6'8" (2.03m)

#### KITCHEN / DINING ROOM

27'10" (8.48m) x 11'6" (3.51m) Max

#### CLOAKROOM

#### MASTER BEDROOM

17'10" (5.44m) Max x 13'7" (4.14m) Max to include wardrobe cupboards.

#### EN SUITE SHOWER ROOM / WC

#### BEDROOM 2

13'8" (4.17m) x 13'8" (4.17m) to include wardrobe cupboards.

#### BEDROOM 3

9'4" (2.84m) x 6'2" (1.88m)

#### BATHROOM / WC

With recently installed walk-in shower cubicle

#### OUTSIDE:

#### REAR GARDEN

#### DOUBLE GARAGE with UTILITY AREA

16'4" (4.98m) x 15'10" (4.83m) further driveway parking.

#### COUNCIL TAX:

Band 'D'

#### EPC:

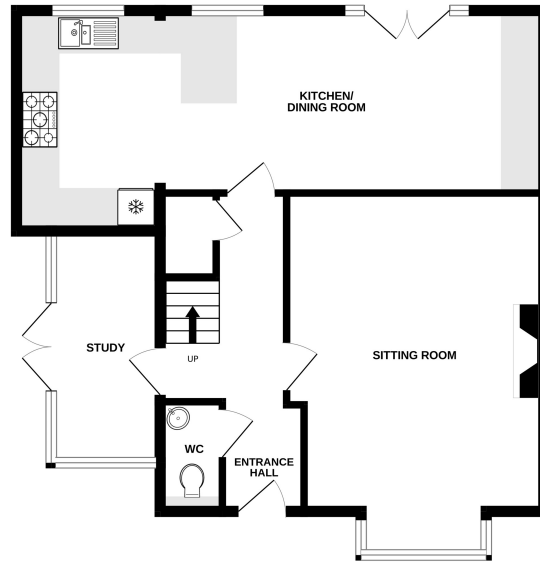
'A'

#### SERVICE CHARGE

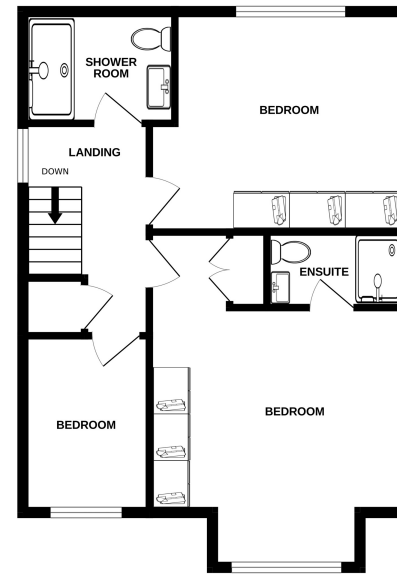
Approximately £700 per annum for upkeep of private road



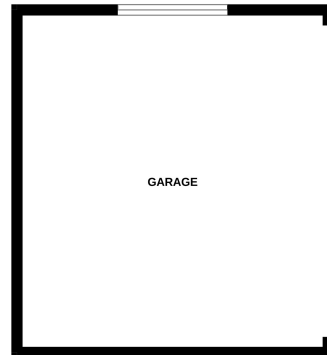
GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



DETACHED GARAGE



TOTAL FLOOR AREA : 1256 sq.ft. (116.6 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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