



3 Wells Close, Eastbourne, BN20 7TX

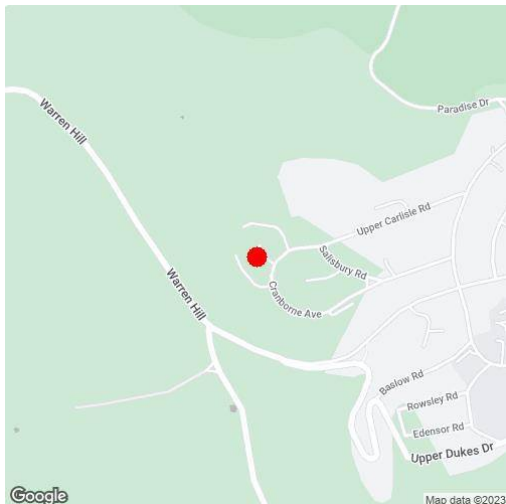
Price £925,000 | Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully appointed four/five bedroom detached house that has been the subject of an extensive renovation programme by the present owners, who have created an exceptional family home in the much favoured Meads area of Eastbourne. The accommodation includes a generous formal sitting room together with a 20' x 17' L-shape family room/dining room and a magnificent 24' x 11' kitchen/breakfast room with bi-fold doors opening on to the southwesterly facing rear garden. The kitchen area is fitted with a comprehensive range of contemporary wall and base units beneath solid wood work surfaces with an integrated dishwasher. The central island /breakfast bar has an integrated fridge, freezer and wine chiller beneath a quartz counter top. The generous utility room provides ample space for other white goods. Three of the four bedrooms have fitted wardrobes and the master bedroom has a re-fitted en-suite shower room. The other three bedrooms are served by a luxuriously appointed family bathroom with both a bath and shower cubicle. The southwesterly rear garden enjoys considerable seclusion and has been landscaped to provide three tiered areas and designed to be safe and secure for children. The lower level is hard landscaped and provides an ideal environment for al fresco dining in the afternoon and evening sun. The middle tier is currently arranged as a children's play area and is enclosed with glass and stainless steel balustrades, whilst the upper area is laid to lawn. There is ample driveway parking in addition to the single garage at the front of the house. An internal inspection is essential to appreciate the merits of this magnificent family home.





At a Glance:

- Beautifully appointed throughout
- Four/five bedrooms
- Magnificent 24' x 11' kitchen/breakfast room and separate utility room
- Two re-fitted bath/shower rooms (one en-suite)
- Two reception rooms
- Landscaped southwesterly facing rear garden
- Gas central heating and sealed unit double glazing
- Garage and ample off-road parking

Accommodation:

PORCH

HALL

CLOAKROOM/WC

L-SHAPE FAMILY ROOM/BEDROOM 5
20'0" (6.1m) x 17'4" (5.28m) Max

LIVING ROOM
20'10" (6.35m) x 12'10" (3.91m)

KITCHEN/BREAKFAST ROOM
24'4" (7.42m) x 11'0" (3.35m)

UTILITY ROOM
11'0" (3.35m) x 9'10" (3m)

LANDING

MASTER BEDROOM
18'2" (5.54m) x 13'0" (3.96m)

EN-SUITE SHOWER ROOM

BEDROOM 2
11'3" (3.43m) x 9'4" (2.84m)

BEDROOM 3
11'6" (3.51m) x 9'4" (2.84m)

BEDROOM 4
9'8" (2.95m) x 9'0" (2.74m)

FAMILY BATHROOM

OUTSIDE:

SOUTH WESTERLY FACING REAR GARDEN

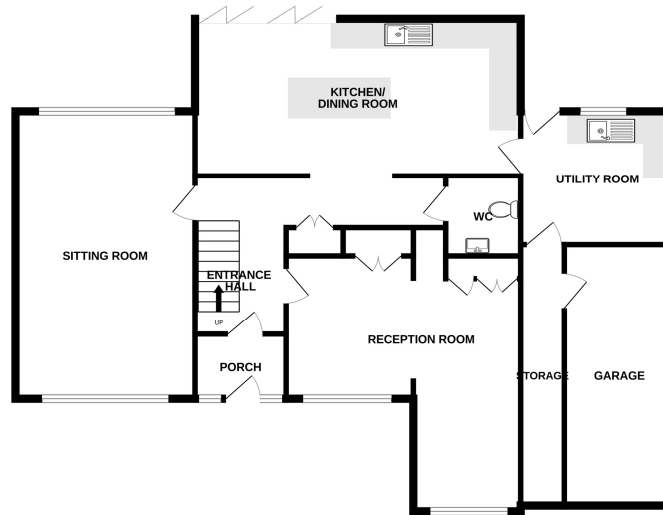
GARAGE
18'6" (5.64m) x 8'3" (2.51m)

COUNCIL TAX:
Band 'F'

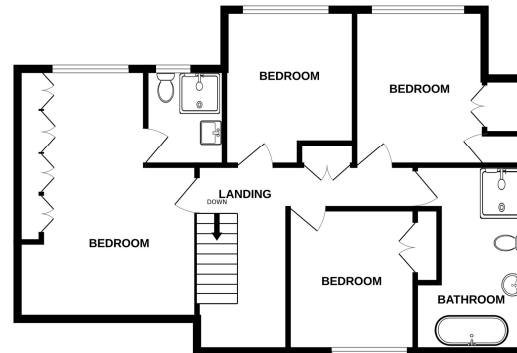
EPC:
'C'



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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