



71 Decoy Drive, Eastbourne, BN22 9PP

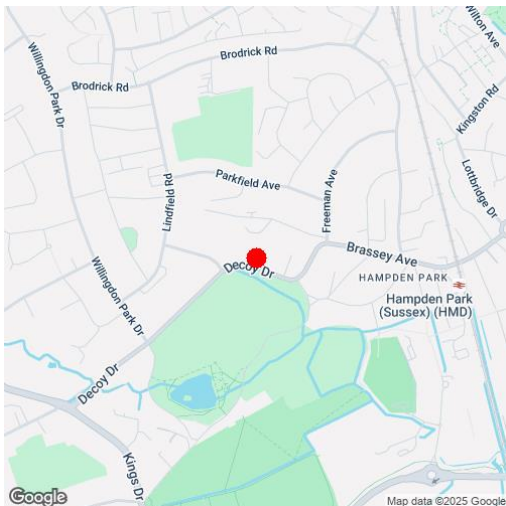
Price £850,000 - £875,000 | Freehold

LS Leaper
Stanbrook

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01323 416716

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A most appealing detached Edwardian residence having been extended and comprehensively modernised by the present owner within the last 5 years, set well back from the road in a prime residential location enjoying a wonderful aspect over Hampden Park. The accommodation comprises three reception areas together with a magnificent 21' x 16' kitchen/family room with bi-fold doors opening on to the rear garden. The kitchen area comprises a comprehensive range of contemporary wall and base units beneath granite work surfaces with a integrated appliances that include an electric oven, induction hob, dishwasher and wine chiller. The adjacent utility room is plumbed for a washing machine, and there is also a re-fitted shower room on the ground floor. A handsome staircase rises to the first floor landing with three double bedrooms, the master having an en-suite shower room and the others are served by a luxuriously appointed family shower room. The fourth bedroom with communicating hobbies/studio room are on the second floor. The house is set within attractive gardens with a patio and lawn bordered by mature trees and shrubs to the rear and an expanse of lawn and long brick paviour driveway providing ample off-road parking and access to the attached garage at the front.





At a Glance:

- Comprehensively modernised and extended within the last 5 years
- Fine Edwardian character
- Three reception rooms and hobbies/studio room
- Superb 21' x 16' kitchen/family room
- Four double bedrooms
- Three shower rooms (one en-suite)
- Delightful aspect over Hampden Park
- Garage and ample off-road parking

Accommodation:

RECEPTION HALL

SHOWER ROOM/WC

SITTING ROOM

15'9" (4.8m) x 12'0" (3.66m)

FAMILY ROOM

15'9" (4.8m) x 11'9" (3.58m) Communicating with

DINING ROOM

14'0" (4.27m) x 13'3" (4.04m)

KITCHEN/BREAKFAST/FAMILY ROOM

21'3" (6.48m) x 16'0" (4.88m)

UTILITY ROOM

8'9" (2.67m) x 4'9" (1.45m)

FIRST FLOOR LANDINHG

MASTER BEDROOM

16'6" (5.03m) x 12'0" (3.66m)

EN-SUITE SHOWER ROOM

BEDROOM 2

16'3" (4.95m) x 12'0" (3.66m)

BEDROOM 3

14'6" (4.42m) x 12'9" (3.89m)

SHOWER ROOM/WC

SECOND FLOOR LANDING

BEDROOM 4

12'9" (3.89m) x 11'9" (3.58m) Communicating with

HOBBIES/STUDIO ROOM

13'9" (4.19m) x 10'0" (3.05m) Some restricted headroom

OUTSIDE

GARDENS FRONT & REAR

GARAGE

and ample off-road parking

COUNCIL TAX

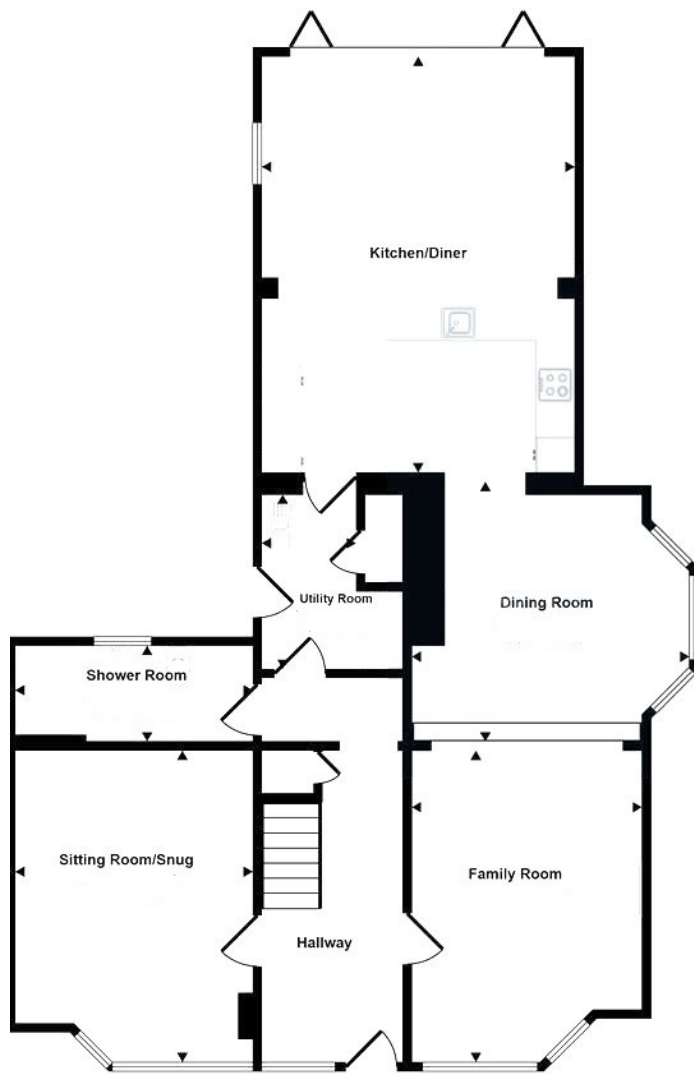
Band F

EPC

Band D



Approx Gross Internal Area
238 sq m / 2563 sq ft



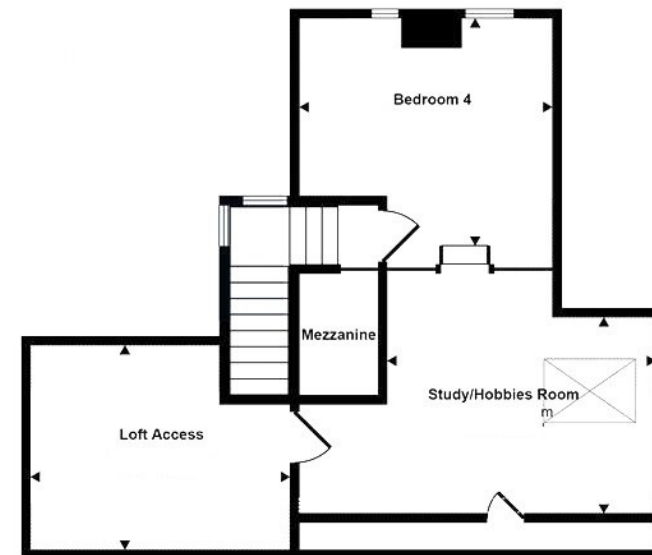
Ground Floor

Denotes head height below 1.5m



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate



Second Floor

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.

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