



The Hermitage, 30 Upper Carlisle Road, Eastbourne, BN20 7TN

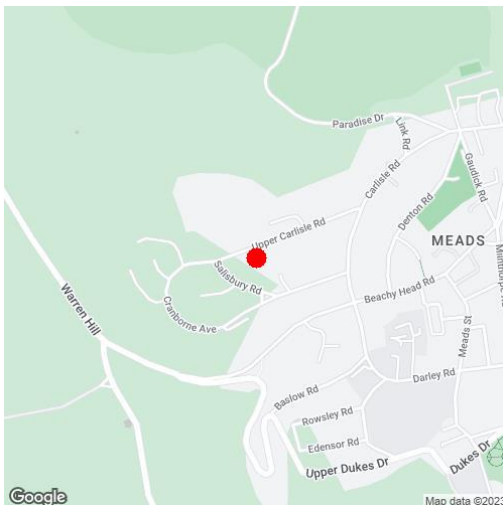
Guide Price £1,100,000 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An imposing 5 bedroom detached residence of individual design set within sizeable gardens in excess of 0.4 of an acre backing directly on to The South Downs affording glorious views to The English Channel and The South Downs National Park. The house is set well back from the road behind remote control security gates and takes advantage of its elevated position securing the finest of views. The accommodation is arranged over three floors with the ground floor comprising a truly exceptional 34' x 19' living room with vaulted ceiling supported by magnificent floor to ceiling timbers and floor to ceiling windows taking full advantage of the southerly views. The kitchen is fitted with a range of matching wall and base units together with a Bosch double oven and 5-burner gas hob. There are two bedrooms and two bathrooms, (one ensuite) on the ground floor, and a study with spiral staircase rising to a first floor bedroom. The garden floor level can be accessed from either within the house or from a private external side entrance and provides two further bedrooms and a shower room which could provide a self contained annexe if required. Other benefits include twin garages together with ample additional off-road parking, gas central heating and sealed unit double glazing. Located in the heart of Meads, local shopping facilities and restaurants are within a half mile in Meads Village with the seafront just a little further. An internal inspection is essential to appreciate the merits of this outstanding family home.





At a Glance:

- Set within grounds of in excess of .4 of an acre behind security gates
- Glorious views to the sea and South Downs
- Magnificent 32' living room with vaulted ceiling
- Five bedrooms
- Three bath/shower rooms
- Twin garages and ample additional off-road parking
- Backing directly onto the South Downs National Park
- Gas central heating
- Sealed unit double glazing

Accommodation:

FRONT DOOR

HALL

LIVING/DINING ROOM
26'6" (8.08m) x 19'7" (5.97m)

KITCHEN
14'2" (4.32m) x 10'1" (3.07m)

BEDROOM 2
13'10" (4.22m) x 13'4" (4.06m)

MASTER BEDROOM
18'1" (5.51m) x 13'1" (3.99m)

EN-SUITE SHOWER ROOM

BEDROOM 3/STUDY

BATHROOM/WC

SPIRAL STAIRCASE TO FIRST FLOOR

BEDROOM 4/STUDIO
21'5" (6.53m) x 9'6" (2.9m)

GARDEN FLOOR
(SELF-CONTAINED ANNEXE)

BEDROOM 5
19'7" (5.97m) x 14'9" (4.5m)

BEDROOM 6
11'9" (3.58m) x 9'9" (2.97m)

SHOWER ROOM

SEPARATE WC

OUTSIDE:

GROUNDS
In excess of .4 of an acre

DOUBLE GARAGE

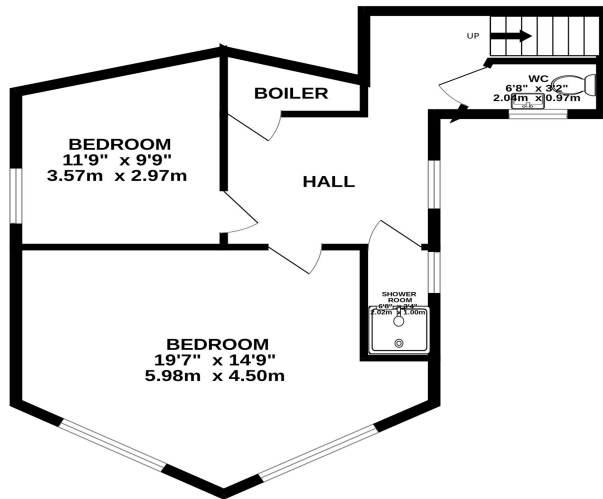
AMPLE ADDITIONAL OFF ROAD PARKING

COUNCIL TAX:
"G"

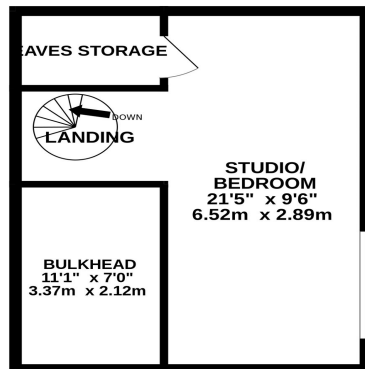
EPC:
"C"



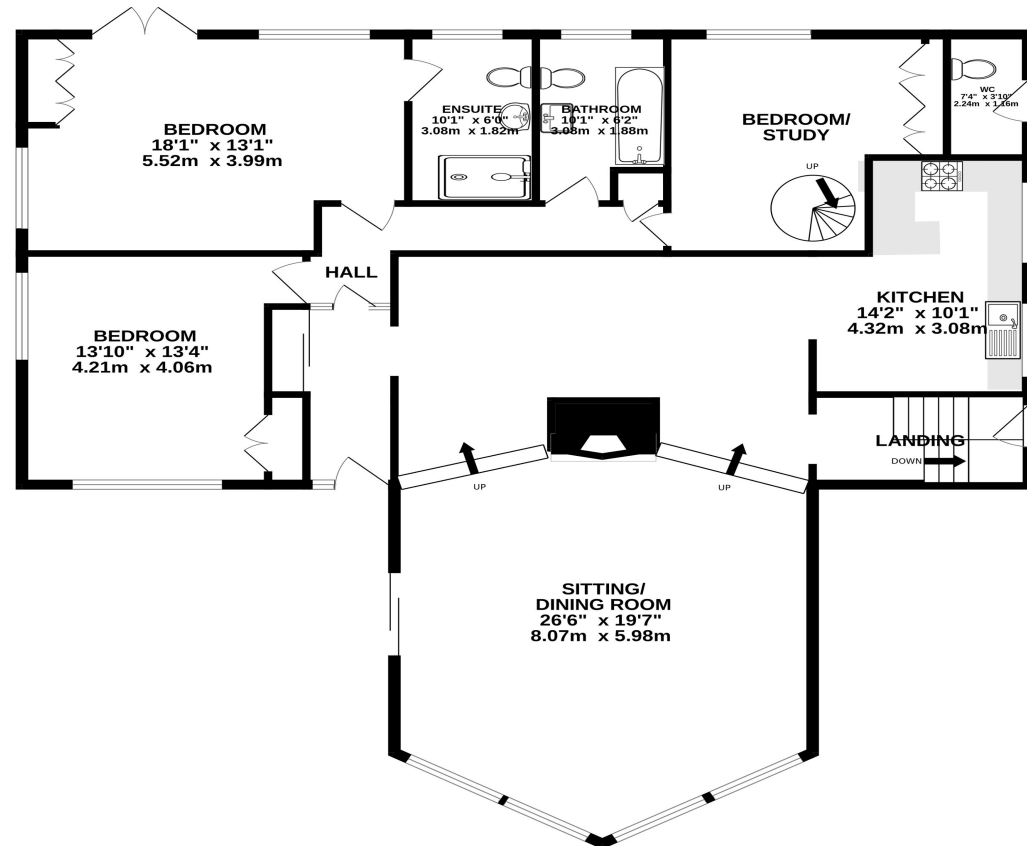
GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
1744 sq.ft. (162.0 sq.m.) approx.



TOTAL FLOOR AREA : 2713sq.ft. (252.0 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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