



8 The Cloisters, Eastbourne, BN22 0JW

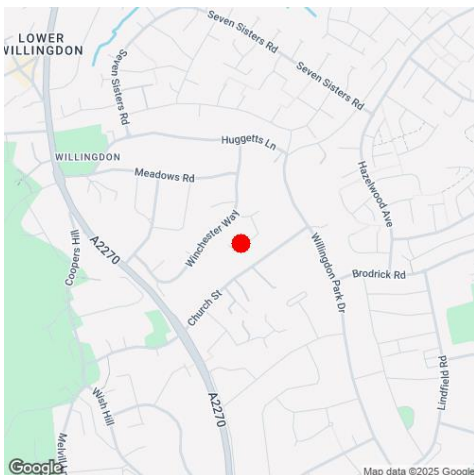
Offers in Excess of £450,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A charming three bedroom detached residence with double garage set within good size gardens and enjoying rooftop views to the South Downs in a much favoured and peaceful location in the Willingdon area of Eastbourne. The accommodation comprises a generous 19' through sitting room with patio doors opening onto the rear garden a separate dining room and fitted kitchen with a comprehensive range of wall and base units beneath contoured work surfaces. Intergrated appliances include a Neff oven, gas hob, fridge and dishwasher. The three bedrooms are all considered double rooms with built in wardrobes and an en-suite bathroom to the principal bedroom. The house is set back from the road and enjoys a very pleasant garden setting. The rear garden extends to approximately 70' x 60' laid partly to lawn with mature trees and various outbuildings. Other benefits include sealed unit double glazing, gas warm air central heating and of particular note is the detached double garage with twin up and over doors and ample off-road parking in front. Local shopping facilities are within a quarter of a mile in Freshwater Square whilst both Eastbourne town centre and Polegate centre are within 3 miles





At a Glance:

- Favoured Willingdon area
- Three double bedrooms
- Two bath/shower rooms (one en-suite)
- Two reception rooms
- Fitted kitchen with some integrated appliances
- Double garage
- Generous gardens
- Rooftop views to The South Downs
- Gas warm air central heating & Sealed unit double glazing
- No onward chain

Accommodation:

RECEPTION HALL

CLOAKROOM

SITTING ROOM

16'6" (5.03m) x 10'5" (3.18m)

DINING ROOM

10'10" (3.3m) x 10'0" (3.05m)

KITCHEN

10'2" (3.1m) x 9'3" (2.82m)

FIRST FLOOR LANDING

MASTER BEDROOM SUITE

10'10" (3.3m) x 10'8" (3.25m)

EN-SUITE BATHROOM

BEDROOM 2

10'9" (3.28m) x 9'10" (3m)

BEDROOM 3

10'9" (3.28m) x 9'6" (2.9m)

SHOWER ROOM

OUTSIDE:

GARDENS FRONT & REAR

DETACHED DOUBLE GARAGE

COUNCIL TAX:

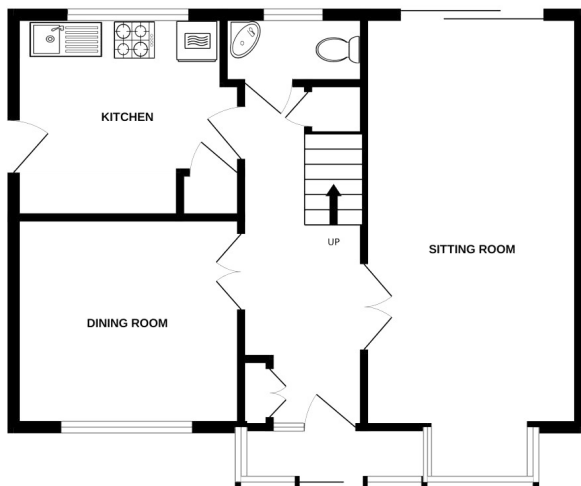
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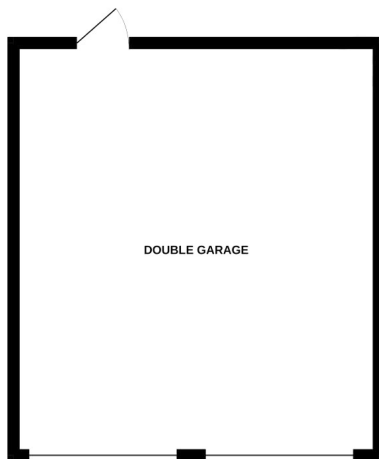
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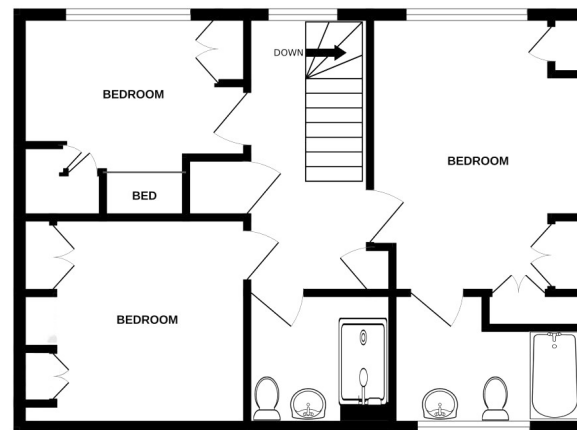
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



DETACHED GARAGE
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk