



32 Gaudick Close, Eastbourne, BN20 7QF

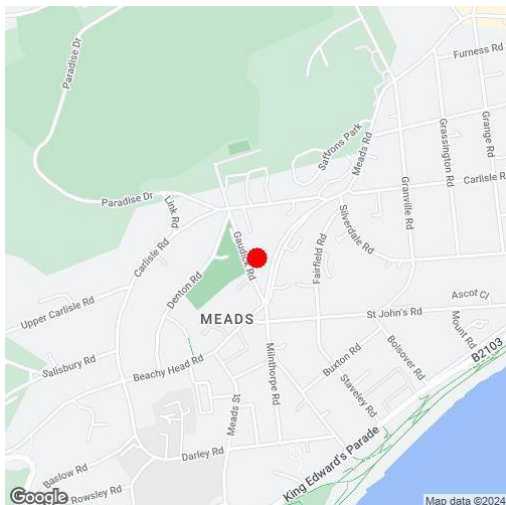
Price £525,000 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully appointed three bedroom semi-detached house with adjacent garage in the much favoured Meads area of Eastbourne. The house has been the subject of considerable improvement over the past 3 years and provides well appointed accommodation over two floors. The ground floor comprises a 27' through living room with casement doors opening onto the rear garden, a cloakroom/wc and newly fitted kitchen which opens into a small conservatory. The kitchen has a comprehensive range of matching wall and base units beneath sleek work surfaces with high quality integrated appliances that include a Bosch double oven, hob and washing machine, a fridge/freezer and Neff dishwasher. The three generous bedrooms are served by a re-fitted bathroom with whirlpool bath and independent shower attachment, The house is set within gardens to the front and rear; the latter extending to approximately 30' being laid to lawn with a decked seating area. There is driveway parking in addition to the garage. Other benefits include gas central heating, sealed unit double glazing and recently replaced floor coverings throughout. Local shopping facilities are within a few hundred yards in Meads village, whilst the seafront is approximately a half mile away and Eastbourne town centre and railway station within 1 mile.





At a Glance:

- Comprehensively refurbished in the last three years
- 27' living room
- Re-fitted kitchen with Bosch and Neff integrated appliances
- Three generous bedrooms
- Luxuriously appointed bathroom
- Gardens
- Garage and driveway parking
- Gas central heating
- Sealed unit double glazing

Accommodation:

FRONT DOOR

HALL

CLOAKROOM

LIVING ROOM

27'0" (8.23m) x 12'9" (3.89m)

KITCHEN

10'0" (3.05m) x 9'0" (2.74m)

CONSERVATORY

LANDING

BEDROOM 1

12'2" (3.71m) x 12'2" (3.71m)

BEDROOM 2

12'0" (3.66m) x 11'6" (3.51m)

BEDROOM 3

9'0" (2.74m) x 8'0" (2.44m)

BATHROOM/WC

OUTSIDE:

LAWNED GARDEN

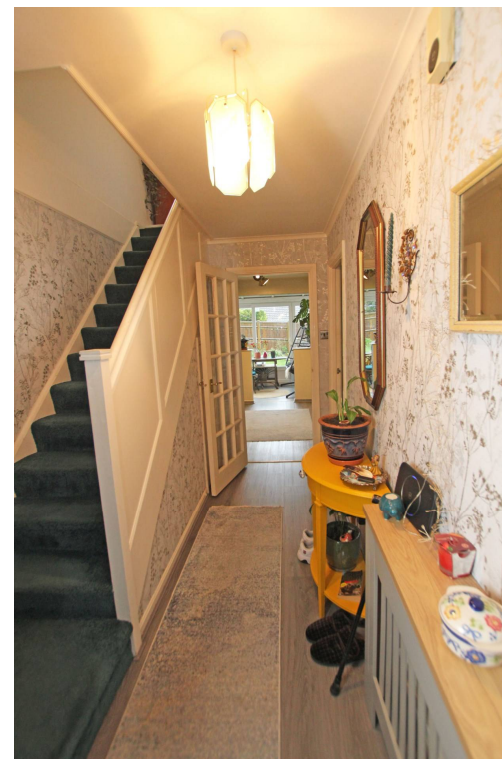
GARAGE & OFF ROAD PARKING

COUNCIL TAX:

Band `E`

EPC:

`D`



Floorplan Awaited

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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