



40 Cranborne Avenue, Eastbourne, BN20 7TT

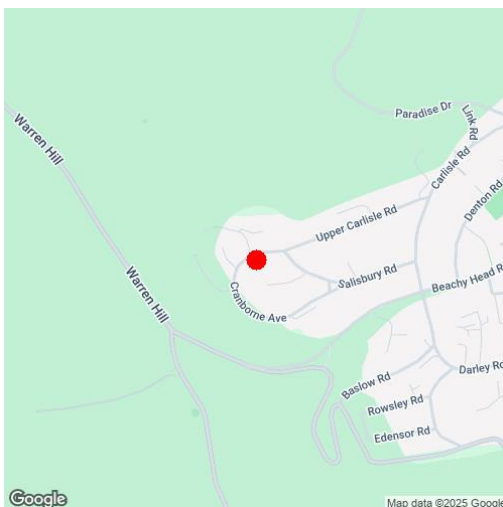
Offers in Excess of £1,100,000 | Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A stunning and immaculately presented four bedroom detached house situated in one of Eastbourne's most sought-after roads in the prestigious Meads area, this exceptional home has undergone extensive renovation to an impeccable standard. This delightful property boasts accommodation comprising a spacious entrance hall enhanced by a striking glass and wood staircase, a bright and airy sitting room, a stunning open-plan kitchen/dining room fitted with high end appliances, and a separate utility room for added convenience. A charming conservatory provides a seamless connection to the beautifully landscaped gardens, while a stylish downstairs wc completes the ground floor accommodation. Upstairs, the property offers four generous sized bedrooms with the main bedroom enjoying a luxurious en-suite bathroom. The family bathroom has been finished to an exceptional standard, featuring high-quality fixtures and fittings. Outside, the home is set within large, secluded beautifully maintained gardens as well as a private driveway and a double garage providing ample parking. The property has been meticulously refurbished over recent years including being re-wired and with the benefit of a new gas central heating system.





At a Glance:

- Beautifully presented four bedroom detached house
- Completely refurbished in recent years
- Popular Meads location
- Stylish fixtures and fittings throughout
- Open plan kitchen/dining room
- Sitting room
- Family bathroom, En-suite bathroom and downstairs wc
- Large secluded gardens
- Driveway and double garage
- Conservatory

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

24'7" (7.49m) x 13'7" (4.14m)

KITCHEN / DINING ROOM

24'11" (7.59m) x 11'1" (3.38m)

CONSERVATORY

11'8" (3.56m) x 10'9" (3.28m)

UTILITY ROOM

8'1" (2.46m) x 7'0" (2.13m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

14'4" (4.37m) x 11'7" (3.53m)

EN-SUITE BATHROOM

BEDROOM 2

13'8" (4.17m) x 11'3" (3.43m)

BEDROOM 3

12'9" (3.89m) x 9'4" (2.84m)

BEDROOM 4

8'9" (2.67m) x 7'8" (2.34m)

FAMILY BATHROOM

OUTSIDE:

DRIVEWAY

DOUBLE GARAGE

FRONT & REAR GARDENS

COUNCIL TAX:

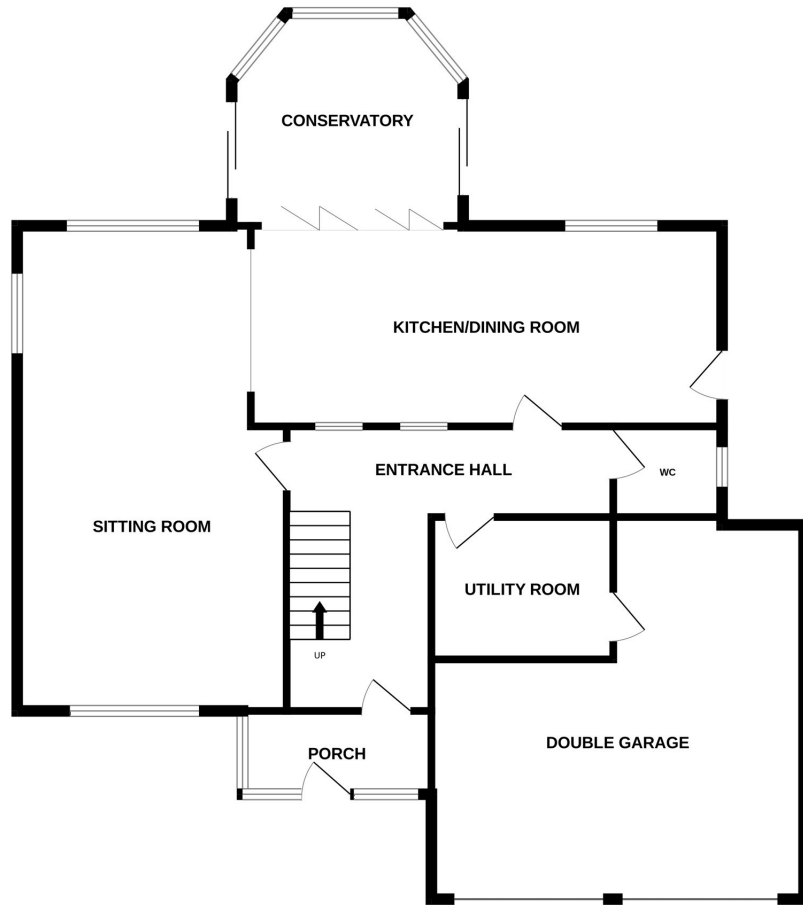
Band 'G'

EPC:

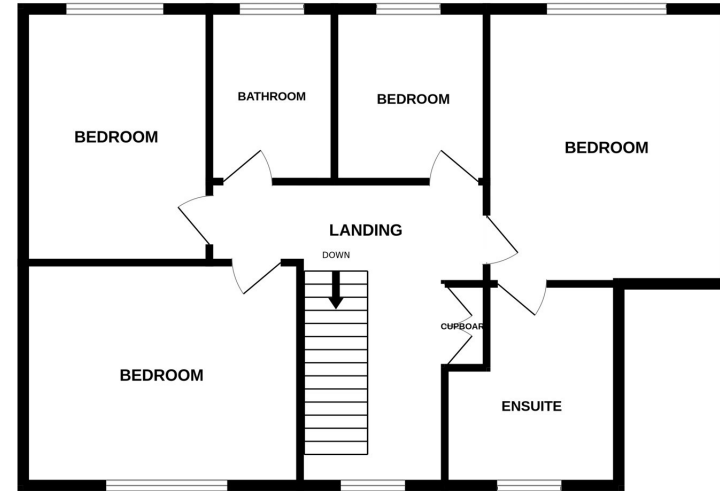
'C'



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.

Ref: 1

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