



**12 Beristede Close, Eastbourne, BN20 7EQ**

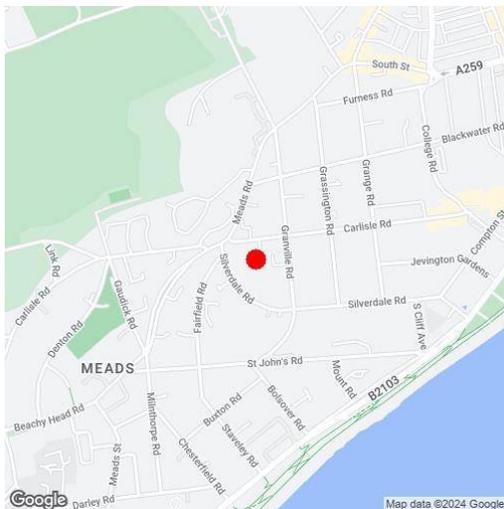
Guide Price £595,000 – 610,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**

A most appealing three bedroom detached house of pleasing appearance, forming part of a small exclusive development of similar detached houses enviably located in the Lower Meads area of Eastbourne. The house provides particularly well proportioned accommodation that includes a dual aspect 19' sitting room with casement doors leading to the rear garden and a separate dining area. The kitchen is fitted with a range of matching wall and base units beneath contoured work surfaces with an integrated oven and hob. There is also a generous utility room plumbed for a washing machine. The three bedrooms are all of a reasonable size and the master bedroom has an en-suite bathroom. The other two bedrooms are served by a re-fitted shower room. Other benefits include gas central heating, sealed unit double glazing together with a parking space in front of the garage with a gate providing access to the rear garden. Enjoying a most convenient location, the seafront, Town Centre shopping facilities, restaurants and theatres are little more than a half mile away. The house is available with immediate vacant possession and an early inspection is highly recommended.





## At a Glance:

- Exclusive residential location in Lower Meads
- Three bedrooms
- Two bath/shower rooms (one en-suite)
- 19' sitting room and separate dining area
- Kitchen and utility room
- Small manageable courtyard garden
- Garage and parking space
- Gas central heating
- Sealed unit double glazing

## Accommodation:

### HALL

### LIVING ROOM COMPRISING:

#### SITTING AREA

18'0" (5.49m) x 11'0" (3.35m)

#### DINING AREA

10'6" (3.2m) x 10'6" (3.2m)

#### KITCHEN

10'9" (3.28m) x 9'9" (2.97m)

#### UTILITY ROOM

8'3" (2.51m) x 6'10" (2.08m)

### CLOAKROOM / WC

### LANDING

#### BEDROOM 1

14'0" (4.27m) x 11'0" (3.35m)

#### EN SUITE BATHROOM

#### BEDROOM 2

11'0" (3.35m) x 10'8" (3.25m)

#### BEDROOM 3

11'0" (3.35m) x 7'3" (2.21m)

### SHOWER ROOM / WC

### OUTSIDE:

### COURTYARD GARDEN TO THE REAR

### GARAGE WITH UP & OVER DOOR & PARKING SPACE

### COUNCIL TAX:

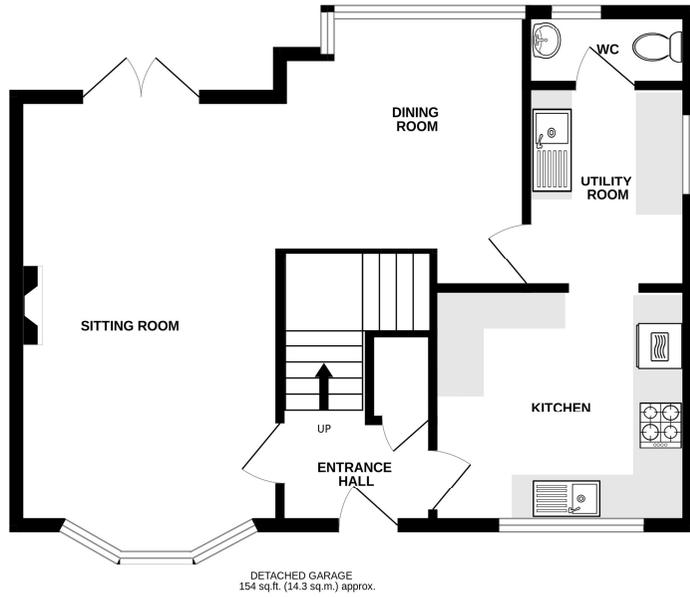
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### EPC:

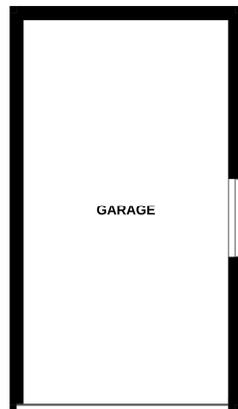
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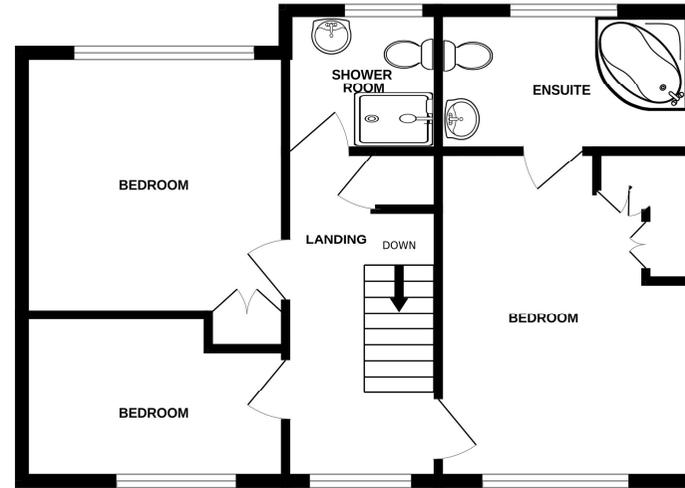
GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



DETACHED GARAGE  
154 sq.ft. (14.3 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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