



6 Sheraton Close, Eastbourne, BN21 4HQ

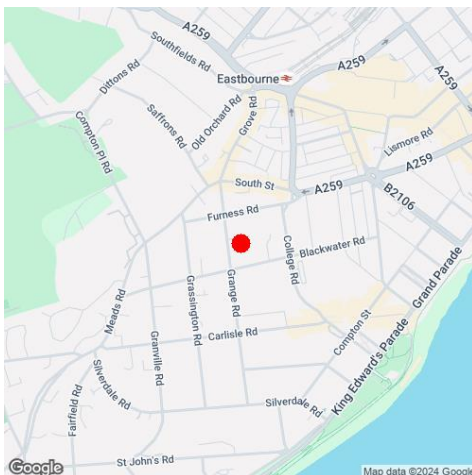
Offers in Excess of £510,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Forming part of a select small development of just 11 properties within 200 yards of The Town Hall, a very well appointed three bedroom house set within south facing gardens. The house forms part of a terrace of similar properties and provides well proportioned accommodation over two floors. The ground floor comprises two communicating reception rooms, together with a very recently re-fitted cloakroom/wc and a fitted kitchen with a comprehensive range of modern wall and base units beneath contoured work surfaces with breakfast bar. The kitchen leads to a small conservatory/sun room leading to the rear garden. All three bedrooms have fitted wardrobes and the master bedroom has a re-fitted en-suite shower room. The other two bedrooms are served by an equally well appointed family bathroom. The manageable gardens to the rear are principally laid to lawn with paved patio areas, which together with the second bedroom, afford a delightful view of Eastbourne College. Other benefits include gas central heating with a new boiler installed in 2024, sealed unit double glazing throughout, a garage in a nearby block and an allocated parking space. Sheraton Close enjoys a most convenient location, being within a few hundred yards of The Beacon shopping centre, railway station, Devonshire Park international tennis complex, theatres and restaurants with the seafront just a little further.





At a Glance:

- Highly prized location within 200 yards of The Town Hall
- South facing gardens
- Three bedrooms
- Two bath/shower rooms (one en-suite)
- Two communicating reception rooms
- Garage and allocated parking space
- Gas central heating
- Sealed unit double glazing

Accommodation:

FRONT DOOR

HALL

CLOAKROOM / WC

SITTING ROOM

16'0" (4.88m) x 12'9" (3.89m)

DINING ROOM

11'10" (3.61m) x 10'6" (3.2m)

KITCHEN

13'6" (4.11m) x 8'8" (2.64m)

CONSERVATORY

6'6" (1.98m) x 5'3" (1.6m)

LANDING

MASTER BEDROOM

13'3" (4.04m) x 11'10" (3.61m)

EN-SUITE SHOWER ROOM

BEDROOM 2

14'6" (4.42m) x 10'0" (3.05m) plus depth of fitted wardrobe

BEDROOM 3

11'0" (3.35m) x 6'2" (1.88m)

FAMILY BATHROOM

OUTSIDE:

GARDENS TO FRONT & REAR

GARAGE

and allocated parking space

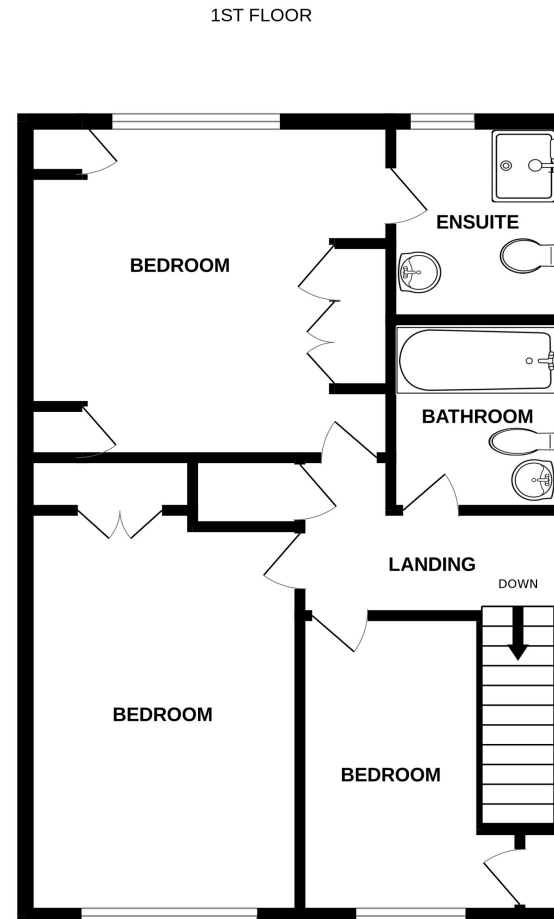
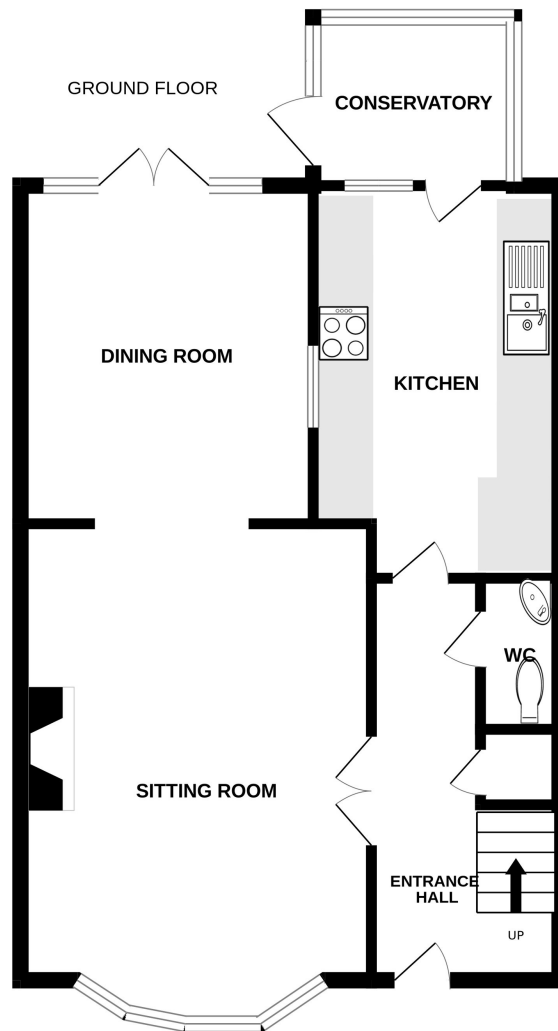
COUNCIL TAX:

Band 'E'

EPC:

'C'





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.

Leaper Stanbrook

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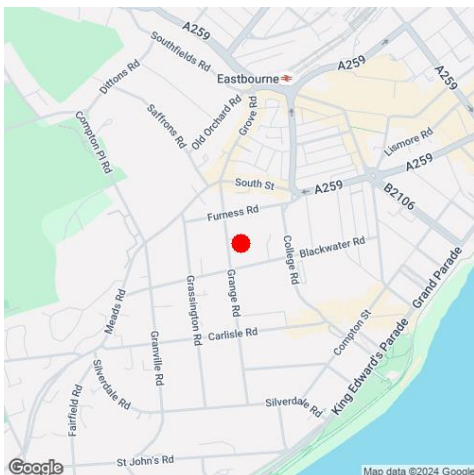
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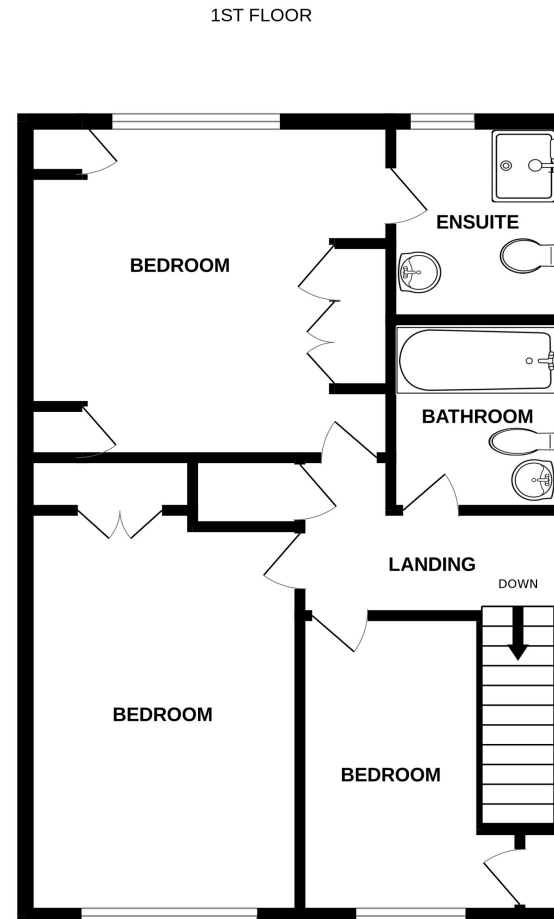
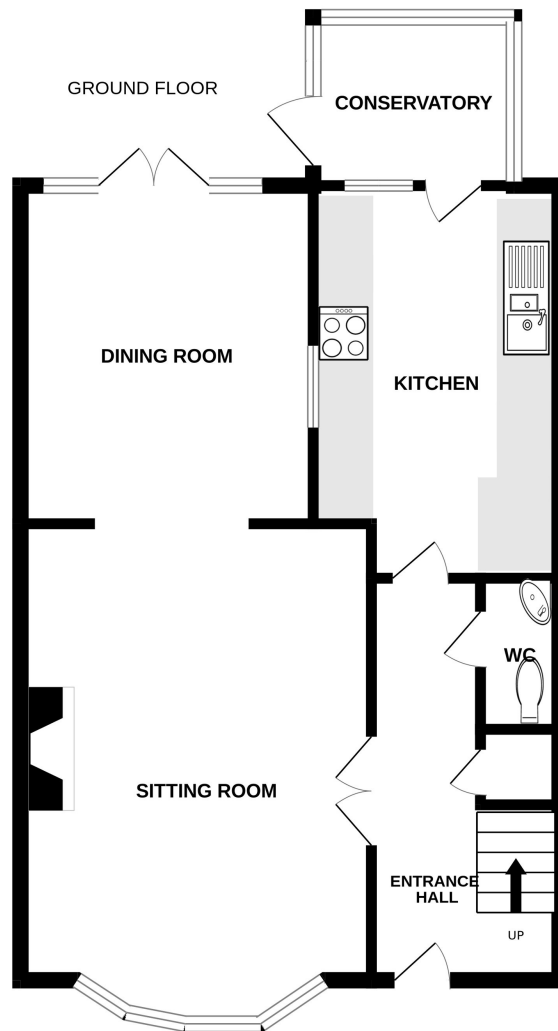
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