



4 Wells Close, Eastbourne, BN20 7TX

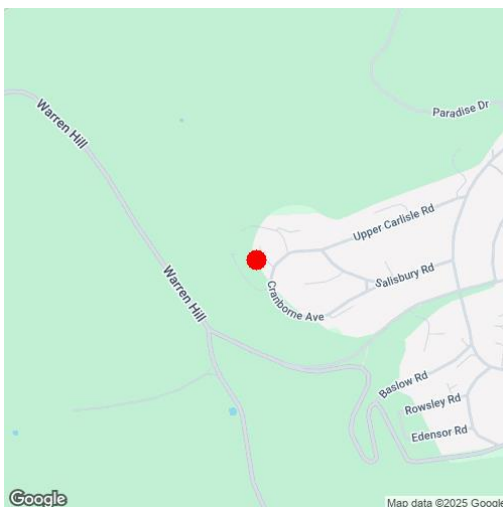
Price £900,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A truly exceptional three bedroom single story residence that has been the subject of a comprehensive refurbishment programme over the past few years and now provides a contemporary home with open-plan living at its heart, presented for sale in show-home condition. The reconfigured accommodation comprises a wonderful 34' x 25' open-plan living space with defined sitting, dining and kitchen areas. There are triple sliding patio doors spanning the entire width of the kitchen and dining areas with solar reflective glass and they open directly onto the rear patio providing a delightful and convenient setting for al fresco dining. The beautifully fitted kitchen has a comprehensive range of wall and base units beneath composite stone work surfaces. Integrated appliances include A Neff oven and second combination microwave oven, induction hob, fridge/freezer, dishwasher and wine chiller. There is also an instant boiling and filtered water tap. The living accommodation is separated from the three bedrooms by an inner hall. The master bedroom has fitted wardrobes and a beautifully appointed re-fitted en-suite shower room, whilst the two further bedrooms are served by the family bathroom. The property has been re-plumbed and re-wired and other benefits include a double garage, Italian porcelain flooring throughout, except for the carpeted bedrooms, and plantation shutters. The level and manageable gardens extend to approximately 50' x 40' and enjoy considerable seclusion with a sandstone patio and generous lawn. Located in the favoured Meads area, Meads village shopping facilities and access to The South Downs National Park are within a half mile whilst the seafront is just a little further. An internal inspection is absolutely essential to appreciate the merits of this truly outstanding home.





At a Glance:

- Appointed for sale in show-home condition
- Superb 34' x 25' open plan living, dining and kitchen areas
- Three bedrooms
- Two bath/shower rooms (one en-suite)
- Double garage
- Replumbed and rewired within the last few years
- Level, manageable and secluded gardens
- Sealed unit double glazed windows with plantation shutters

Accommodation:

HALL

CLOAKROOM / WC

OPEN PLAN SITTING / DINING / FAMILY ROOM

34'0" (10.36m) x 25'0" (7.62m)

SITTING AREA

20'0" (6.1m) x 13'10" (4.22m)

DINING AREA

12'6" (3.81m) x 10'6" (3.2m)

KITCHEN AREA

14'6" (4.42m) x 8'9" (2.67m)

INNER HALL

MASTER BEDROOM

13'10" (4.22m) x 12'4" (3.76m) plus depth of fitted wardrobes and door recess

EN-SUITE SHOWER ROOM

BEDROOM 2

13'10" (4.22m) x 10'0" (3.05m)

BEDROOM 3

10'6" (3.2m) x 8'0" (2.44m)

FAMILY BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

the latter approximately 40ft in depth

DOUBLE GARAGE

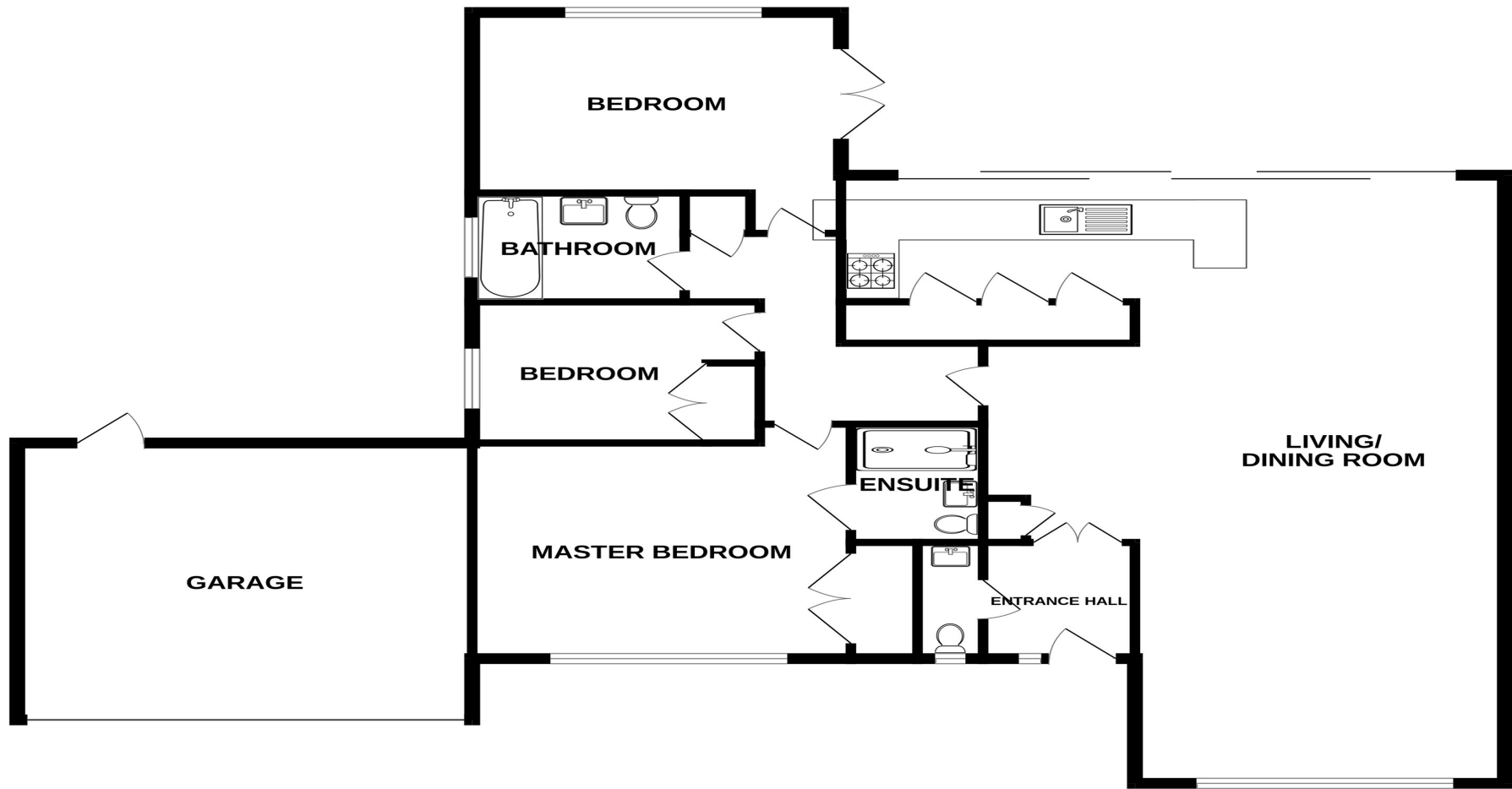
COUNCIL TAX:

Band 'F'

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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk