



4 Warren Close, Friston, Eastbourne, BN20 0EN

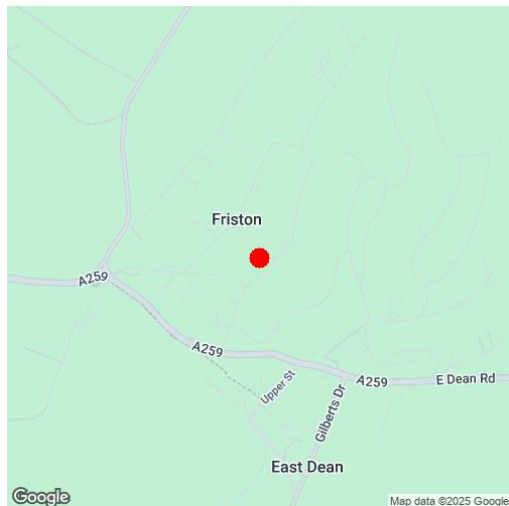
Price £975,000 | Freehold

**LS** Leaper  
Stanbrook

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An attractive three/four bedroom detached house tucked away in a peaceful close of just a handful of properties in the much sought after picturesque village of Friston, boasting an elevated position with breathtaking views across rolling hills towards the sea. This delightful property enjoys well-appointed accommodation throughout which includes a spacious sitting room, a separate dining room, and a delightful conservatory that all capture the stunning outlook. The kitchen is complemented by a useful utility room, while a versatile office/fourth bedroom on the ground floor as well as a downstairs wc complete the ground floor accommodation. Upstairs, three generous bedrooms are served by a family bathroom and an additional shower room. The property also benefits from a detached double garage and a private driveway providing ample parking as well as being surrounded by beautifully maintained and secluded gardens. This property is perfectly positioned for those seeking a peaceful retreat with easy access to coastal and woodland walks and excellent bus links with regular services to Brighton and Eastbourne. A viewing comes highly recommended to appreciate the many merits of this fine property.





### At a Glance:

- Three/four bedroom detached house
- Sought after Friston location
- Elevated position with stunning views
- Well maintained gardens
- Large driveway and detached double garage
- Quiet cul-de-sac with a small number of properties
- Easy access to coastal and woodland walks
- Sitting room, dining room and conservatory
- Kitchen and utility room
- Bathroom, shower room and downstairs wc

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

19'1" (5.82m) x 12'5" (3.78m)

#### DINING ROOM

11'9" (3.58m) x 11'9" (3.58m)

#### OFFICE/BEDROOM 4

15'6" (4.72m) x 8'9" (2.67m)

#### KITCHEN

14'4" (4.37m) x 10'4" (3.15m)

#### UTILITY ROOM

6'1" (1.85m) x 4'3" (1.3m)

#### WC

#### CONSERVATORY

16'5" (5m) x 11'5" (3.48m)

#### FIRST FLOOR LANDING

#### BEDROOM 1

20'2" (6.15m) x 12'2" (3.71m)

#### BEDROOM 2

10'9" (3.28m) x 10'4" (3.15m)

#### BEDROOM 3

16'4" (4.98m) x 11'8" (3.56m)

#### BATHROOM/WC

#### SHOWER ROOM/WC

#### OUTSIDE:

GARDENS TO THE FRONT, SIDE & REAR

LARGE DRIVEWAY FOR SEVERAL VEHICLES

#### DETACHED DOUBLE GARAGE

16'7" (5.05m) x 16'7" (5.05m)

#### COUNCIL TAX:

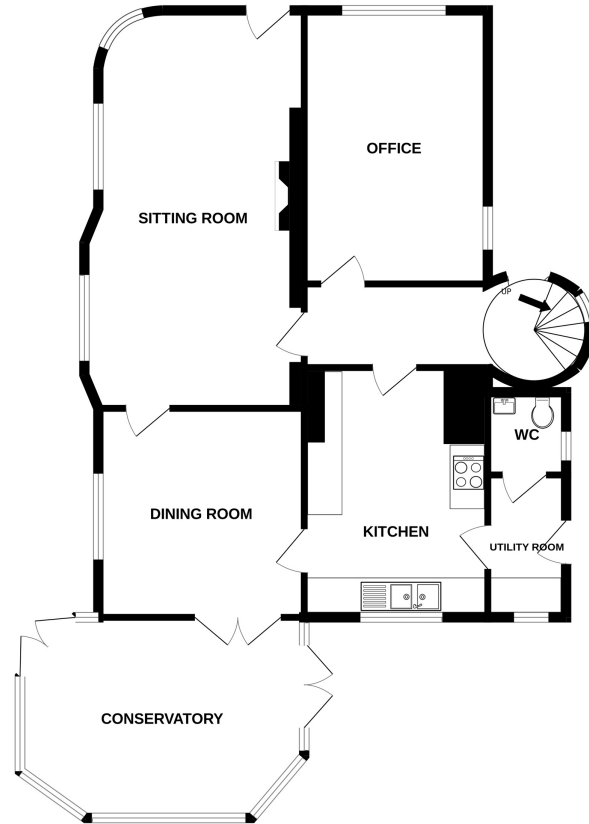
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#### EPC:

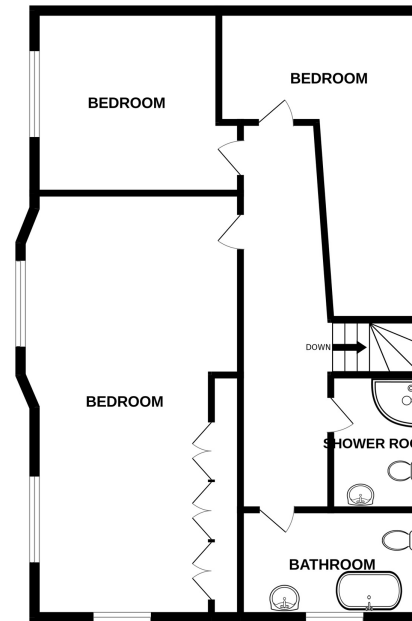
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GROUND FLOOR



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.  
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