



17 Hyde Road, Eastbourne, BN21 4SX

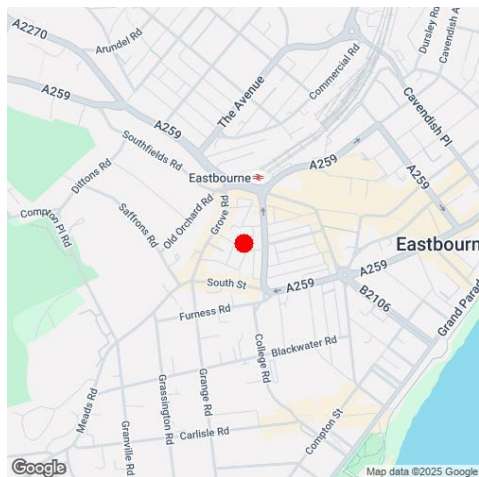
Price £750,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
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A very rare opportunity to acquire a recently created four bedroom semi-detached house appointed to an exceptionally high standard and designed in a contemporary manner enjoying a most convenient location within 200 yards of the railway station in the Little Chelsea area of Eastbourne. Adapted from former stables and a workshop, careful thought has been given, and no expense spared, to transforming the buildings to a truly magnificent family home. The entrance to the house is set well back from the road and enjoys considerable privacy from neighbouring properties. The accommodation comprises a wonderful 20' x 15' sitting room, a study and superb 26' x 17' kitchen/dining/family room with adjacent utility room. The kitchen area is fitted with a central island and a comprehensive range of fitted wall and base units beneath Corian style work surfaces. Integrated appliances include a Bosch double oven and induction hob, a dishwasher and fridge/freezer. The entire ground floor enjoys excellent natural light and has oak flooring throughout. There are three double bedrooms on the first floor, one with a luxuriously appointed en-suite shower room and one with a walk-in wardrobe. The spacious family bathroom is also luxuriously appointed with both a bath and shower cubicle. The master bedroom is on the second floor and features an en-suite shower room and fitted wardrobe. There is a small yet most attractive private courtyard garden which enjoys considerable privacy and a southerly aspect part of which could double up as a second car parking space if required. Other benefits include gas underfloor heating to the ground floor and radiators on the upper floors with sealed unit double glazing throughout. An internal inspection is essential to appreciate the merits of this truly exceptional and almost unique home.





At a Glance:

- Newly created house adapted from stables and a workshop
- Appointed to the highest standards throughout
- Convenient and desirable Little Chelsea location in the town centre
- Four bedrooms
- Three bath/shower rooms (two en-suite)
- Superb 26' x 17' kitchen/dining/family room
- Secluded courtyard garden
- Off-road parking
- Gas central heating and Sealed unit double glazing

Accommodation:

HALL

CLOAKROOM/WC

SITTING ROOM

20'6" (6.25m) x 15'6" (4.72m) Into Bay

OFFICE/STUDY

8'9" (2.67m) x 5'6" (1.68m)

KITCHEN/FAMILY/DINING ROOM

26'10" (8.18m) x 17'6" (5.33m) narrowing to 13'

UTILITY ROOM

13'3" (4.04m) x 5'4" (1.63m)

FIRST FLOOR LANDING

BEDROOM 2

14'0" (4.27m) x 13'6" (4.11m)

EN-SUITE SHOWER ROOM

BEDROOM 3

12'9" (3.89m) x 12'6" (3.81m) + walk-in wardrobe and door recess

BEDROOM 4

13'10" (4.22m) x 9'6" (2.9m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

16'4" (4.98m) x 16'0" (4.88m) Max

EN-SUITE SHOWER ROOM

OUTSIDE:

COURTYARD GARDEN

OFF-ROAD PARKING

behind cast iron security gates

COUNCIL TAX:

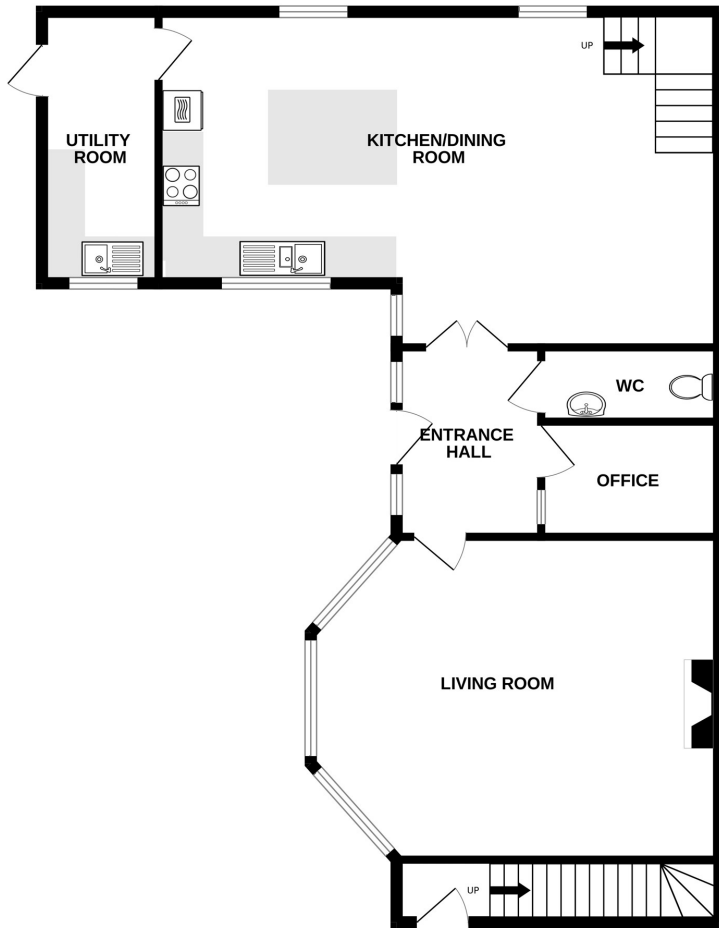
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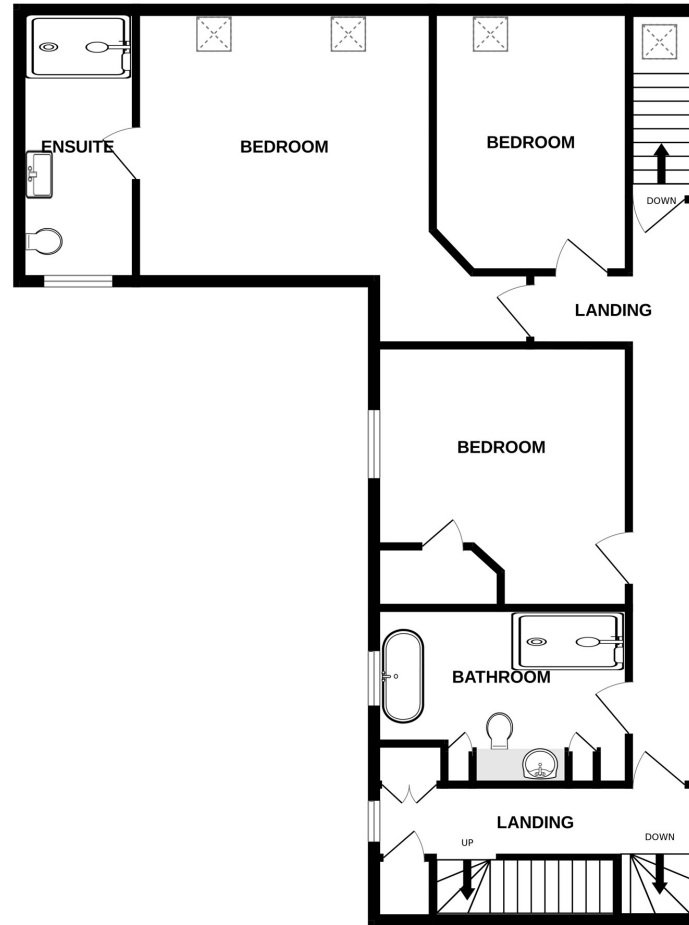
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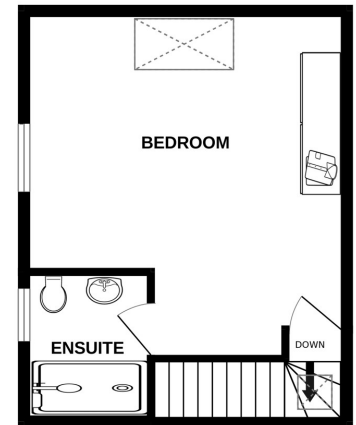
GROUND FLOOR



1ST FLOOR



2ND 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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