



16 Holywell Close, Eastbourne, BN20 7RX

Price £1,100,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Enviably located within 100 yards or so of Meads seafront and Helen Gardens- A charming three bedroom detached Georgian influenced house in an exclusive residential close in the heart of Meads village. The property has been refurbished and extended in recent years to provide impressive accommodation arranged over two floors, designed in a contemporary manner. The ground floor includes a superb triple aspect 24'6 x 20'8 open plan family room communicating with a refitted kitchen with extensive bi-fold doors opening onto the extensive terrace and rear garden. The professional chef's kitchen has white base units set beneath stainless steel work surfaces with twin sink units. Appliances include a Rosieres professional range style cooker with five burner gas hob and electric double oven with stainless steel splashback and matching canopy above together with a Siemens integrated dishwasher. A utility room is plumbed for the washing machine. The master bedroom features a vaulted ceiling and fitted wardrobes and cupboards to one wall, provides access to a 8' x 8' balcony affording views to the sea. It also features an en-suite shower room, beautifully fitted with walk-in shower cubicle and twin hand wash basins. The other two double bedrooms are served by an equally well appointed bathroom with both a bath and shower cubicle. The house is set within manageable level gardens to the front, side and rear, the latter has a good size terrace and a kitchen garden with numerous herbs and some soft fruits. The side garden has been arranged as a wildlife garden with tall grasses and seating areas. To the front is a driveway that provides off-road parking in addition to the garage. Houses in Holywell Close are very rarely available and an early inspection is highly recommended.





At a Glance:

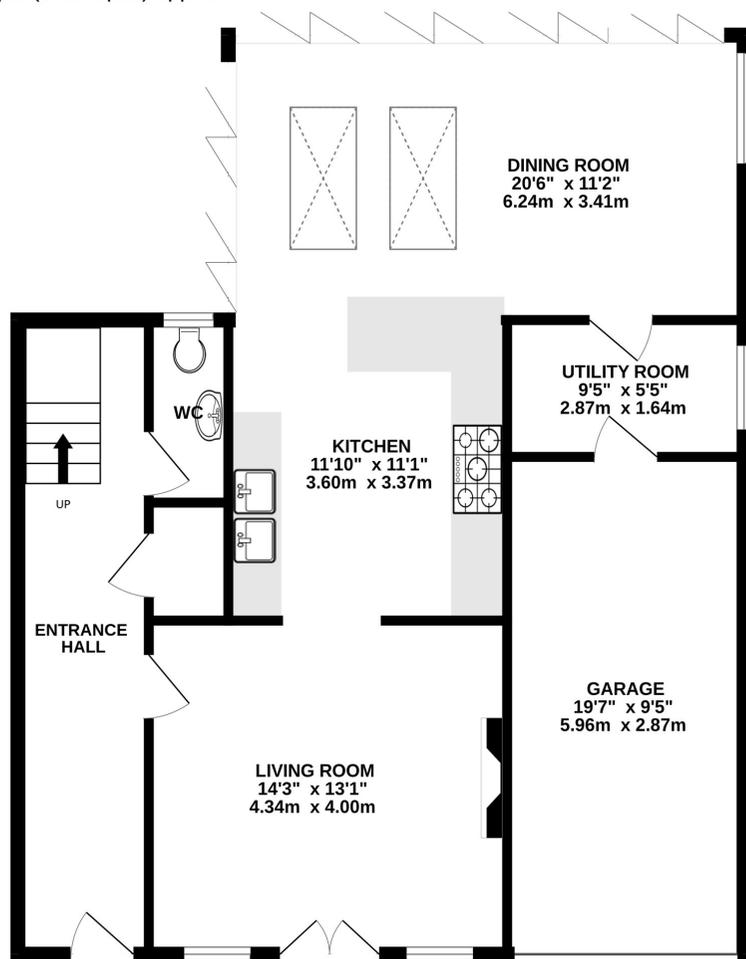
- Highly prized Holywell Close location
- Within 100 yards or so of Meads seafront
- Superb L-shape open plan kitchen/dining room
- Three double bedrooms
- First floor balcony affording sea views
- Two bath/shower rooms (one en-suite)
- Manageable gardens
- Garage and off-road parking
- Gas central heating and sealed unit double glazing
- No onward chain

Accommodation:

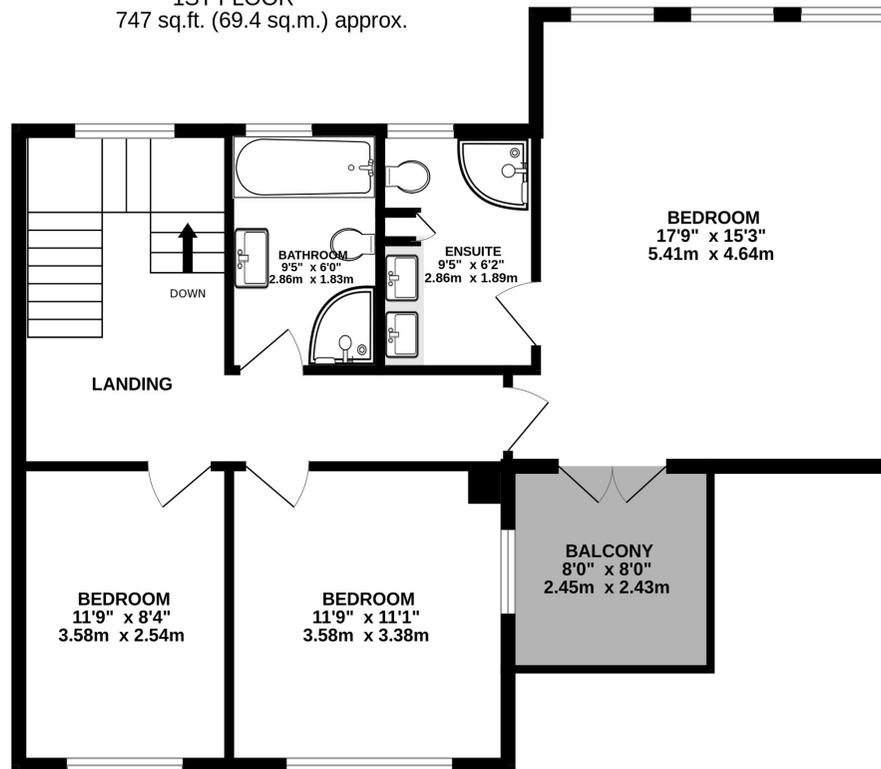
- ENTRANCE HALL**
- CLOAKROOM / WC**
- SITTING ROOM**
14'3" (4.34m) x 13'1" (3.99m) with built-in glass front wood burner
- KITCHEN**
11'10" (3.61m) x 11'1" (3.38m) open plan to:
- DINING ROOM**
20'6" (6.25m) x 11'2" (3.4m)
- UTILITY ROOM**
9'5" (2.87m) x 5'5" (1.65m)
- LANDING**
- MASTER BEDROOM**
17'9" (5.41m) x 15'3" (4.65m)
- BALCONY**
8'0" (2.44m) x 8'0" (2.44m)
- EN-SUITE SHOWER ROOM**
- BEDROOM 2**
11'9" (3.58m) x 11'1" (3.38m)
- BEDROOM 3**
11'9" (3.58m) x 8'4" (2.54m)
- FAMILY BATHROOM**
- OUTSIDE:**
- GARDENS**
to front, side and rear
- GARAGE**
19'7" (5.97m) x 9'5" (2.87m) and off-road parking
- COUNCIL TAX:**
Band 'F'
- EPC:**
'C'



GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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.
Made with Metropix ©2025

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.



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