



1 Cranborne Avenue, Eastbourne, BN20 7TS

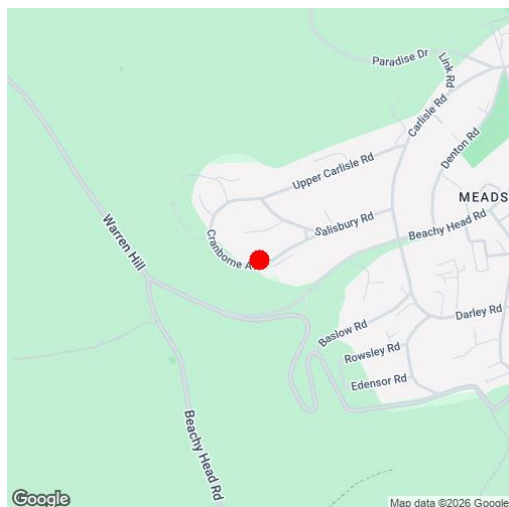
Price £850,000 | Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully appointed detached residence of individual design with five double bedrooms set within delightful south facing gardens occupying a highly desirable location in the heart of Meads. The house provides exceptionally spacious and well proportioned accommodation that is considered to have been maintained to a high standard by the present owners, with the principal rooms arranged at the rear of the house to take advantage of the southerly aspect. The ground floor has oak flooring throughout other than the kitchen and comprises a generous sitting room with dual aspect windows, separate dining room, study, utility room and a 16' x 13' kitchen/breakfast room. The kitchen is fitted with a comprehensive range of high gloss wall and base units beneath contoured work surfaces, with integrated appliances that include a Neff double oven, gas hob, dishwasher and fridge/freezer. A handsome staircase rises from the reception hall to the first floor landing. Three of the five bedrooms have fitted wardrobes and the master bedroom has a beautifully appointed en-suite shower room. The other bedrooms are served by an equally well appointed bathroom with both a bath and shower cubicle. The house is set within immaculately maintained south facing landscaped gardens to the rear providing a beautiful park-like setting. Other benefits include a double garage, gas central heating and sealed unit double glazed windows. The Meads village shopping facilities are approximately a half mile away, whilst the seafront is just a little further. The house is available with no onward chain and an early inspection is highly recommended.





At a Glance:

- Beautifully appointed throughout
- Favoured Meads location
- Five double bedrooms
- Three reception rooms
- 16' x 13' kitchen/breakfast room and separate utility room
- Two beautifully appointed bath/shower rooms (one en-suite)
- Beautifully maintained south facing gardens
- Double garage
- Gas central heating and double glazing
- No onward chain

Accommodation:

RECEPTION HALL

CLAOKROOM/WC

SITTING ROOM

24'6" (7.47m) x 12'6" (3.81m)

DINING ROOM

14'3" (4.34m) x 10'10" (3.3m)

STUDY

13'10" (4.22m) Max x 8'2" (2.49m)

KITCHEN/BREAKFAST ROOM

16'0" (4.88m) x 13'3" (4.04m)

UTILITY ROOM

8'3" (2.51m) x 8'0" (2.44m)

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

17'8" (5.38m) x 13'3" (4.04m)

EN-SUITE SHOWER ROOM

BEDROOM 2

13'8" (4.17m) x 10'6" (3.2m)

BEDROOM 3

14'0" (4.27m) x 9'10" (3m)

BEDROOM 4

10'9" (3.28m) x 10'0" (3.05m)

BEDROOM 5

10'9" (3.28m) x 8'3" (2.51m)

FAMILY BATHROOM

OUTSIDE

GARDENS FRONT AND REAR

DOUBLE GARGAE

and additional off-road parking

EPC

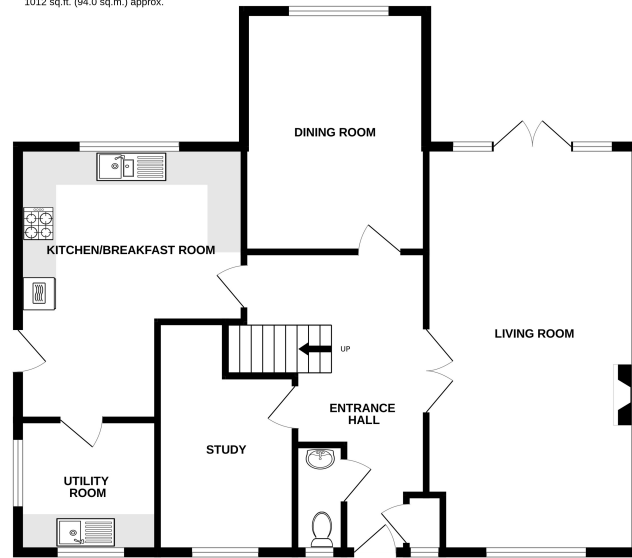
Band 'C'

COUNCIL TAX

Band 'G'



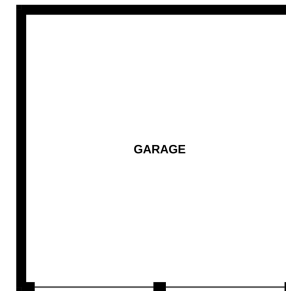
GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



GARAGE
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.3 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.
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