



Cloona Cottage, 38 Carlisle Road, Eastbourne, BN20 7TD

Price £595,000 | Freehold

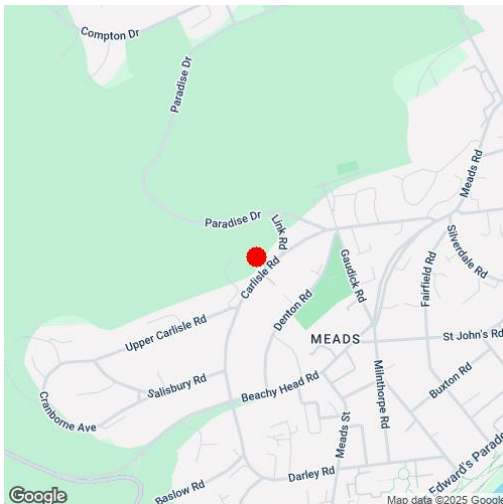
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

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A unique two bedroom detached former coach house occupying a secluded position within the much sought after Meads area of Eastbourne and boasting a triple garage, covered driveway and attractive gardens. This delightful property is presented to an exceptional standard and is full of character and charm boasting accommodation comprising covered entrance, entrance hall, sitting room with triple aspect, open fire and vaulted ceiling, two excellent size double bedrooms, luxurious bathroom, stylish en-suite shower room and a particular feature is the modern kitchen/dining room with comprehensive range of wall and floor cupboards complemented by solid granite work tops, vaulted ceiling with skylights, butler sink and range of integral appliances. The property has a covered block paved driveway providing ample car parking leading to an integral triple garage accessed via an electrically operated door, workshop area, boiler room and inspection pit. The gardens are secluded and principally laid to lawn with attractive pond with timber deck, stone built open summerhouse and a variety of plants, shrubs and trees. Additional features include varnished parquet floors, double glazing and gas central heating.







#### At a Glance:

- Unique and well presented two double bedroom detached property
- Full of character
- Modern fully fitted kitchen/dining room
- Triple aspect sitting room with vaulted ceiling and open fire
- Luxurious bathroom
- Stylish en-suite shower room
- Mature secluded garden with stone built summerhouse
- Triple garage and large covered driveway
- Sought after Meads location
- Double glazed and gas central heating

#### Accommodation:

**COVERED ENTRANCE VESTIBULE**

**ENTRANCE HALL**

**SITTING ROOM**

15'6" (4.72m) x 15'6" (4.72m)

**BEDROOM 1**

19'2" (5.84m) Max x 15'8" (4.78m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

10'2" (3.1m) x 9'8" (2.95m)

**BATHROOM**

**STAIRS DOWN TO:**

**LARGE KITCHEN / DINING ROOM**

20'6" (6.25m) x 14'2" (4.32m)

**OUTSIDE:**

**BLOCK PAVED COVERED  
DRIVEWAY FOR SEVERAL  
VEHICLES**

**TRIPLE GARAGE**

**GARDENS**

**COUNCIL TAX:**

Band 'D'

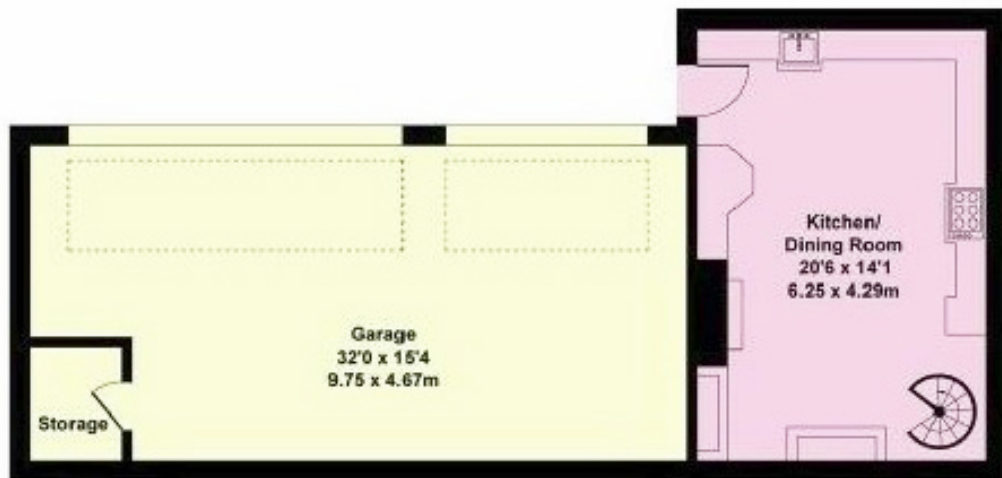
**EPC:**

'D'

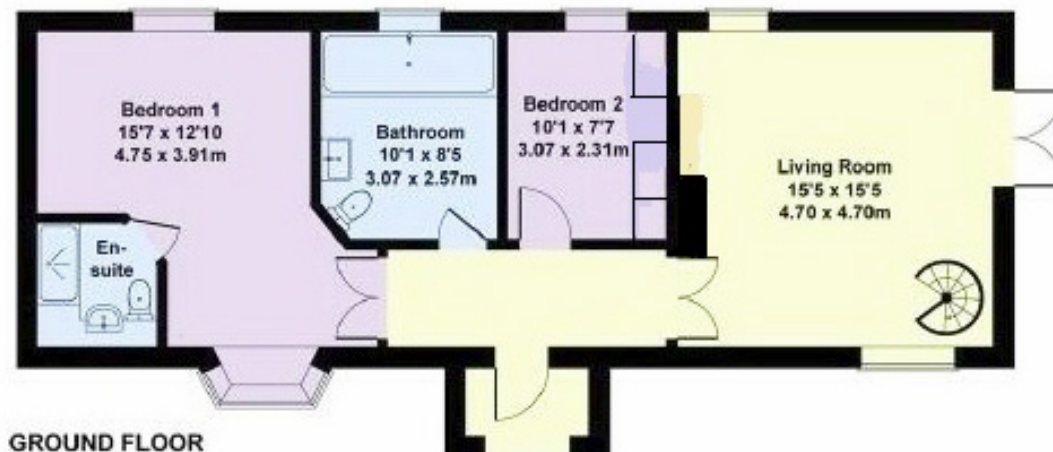


## Cloona Cottage

Approximate Gross Internal Area  
1542 sq ft - 143 sq m



LOWER GROUND FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

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**

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