



17 Rectory Close, Eastbourne, BN20 8AQ

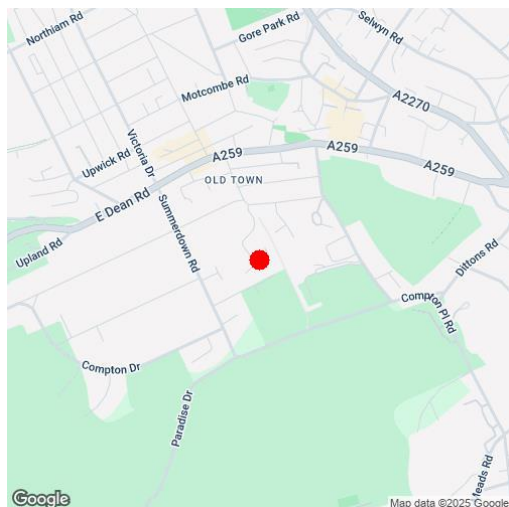
Price £1,100,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A truly outstanding five bedroom detached residence that has been modernised in the past few years to an exceptionally high standard and has been completely redecorated and improved further over the past two years. The house occupies arguably the best position within an exclusive Close of detached houses in the Summerdown area backing onto Eastbourne College sports fields and set within sizeable gardens that enjoy both a south easterly and south westerly rear aspect. The ground floor accommodation is set around an impressive reception hall with oak flooring and includes a delightful dual aspect sitting room, with patio doors opening onto the garden. The 26' kitchen/dining/family room is beautifully fitted with a comprehensive range of wall and base units beneath stone work surfaces. There is an integrated dishwasher and a Rangemaster cooker and drinks chiller which are also included. The utility room has granite work surfaces, a sink & drainer and can accommodate an American fridge freezer. There are two further reception rooms one currently arranged as a study and the second as a cinema/TV room. All five bedrooms have fitted wardrobes and are served by a high quality re-fitted bathroom, whilst the master suite has a luxurious and spacious en-suite bathroom with both a bath and walk-in shower cubicle. Three of the bedrooms enjoy a delightful open aspect over the sports fields towards The Royal Eastbourne Golf Course. Of particular note is the 19' x 11' home office/garden room providing a variety of uses. Other benefits include gas central heating, with underfloor heating to the kitchen and both bathrooms together with ample off-road parking in addition to the integral garage. The house is in the catchment for Gildredge House school, whilst local shopping facilities including a Waitrose store are in the immediate vicinity.





At a Glance:

- Favoured Summerdown location
- Sizeable south west and south east facing gardens back onto Eastbourne College sports fields
- Immaculately presented throughout
- Five bedrooms
- Three reception rooms
- Beautifully fitted 26` kitchen / family room
- Two re-fitted bathrooms (one en-suite)
- Garage and off-road parking
- Gas central heating
- Sealed unit double glazing



Accommodation:

RECEPTION HALL
17'2" (5.23m) x 13'10" (4.22m)

CLOAKROOM / WC

SITTING ROOM
21'0" (6.4m) x 12'9" (3.89m)

KITCHEN / DINING / FAMILY ROOM
26'0" (7.92m) x 14'4" (4.37m)

UTILITY ROOM
8'6" (2.59m) x 6'6" (1.98m)

STUDY
8'8" (2.64m) x 7'3" (2.21m)

CINEMA / TV ROOM
10'4" (3.15m) x 8'8" (2.64m)

LANDING

MASTER BEDROOM
18'0" (5.49m) x 13'6" (4.11m)

EN-SUITE BATHROOM
12'3" (3.73m) x 8'9" (2.67m) Max

BEDROOM 2
14'2" (4.32m) x 11'0" (3.35m)

BEDROOM 3
12'0" (3.66m) x 11'0" (3.35m)

BEDROOM 4
11'0" (3.35m) x 9'0" (2.74m)

BEDROOM 5
11'3" (3.43m) x 6'9" (2.06m)

FAMILY BATHROOM

OUTSIDE:

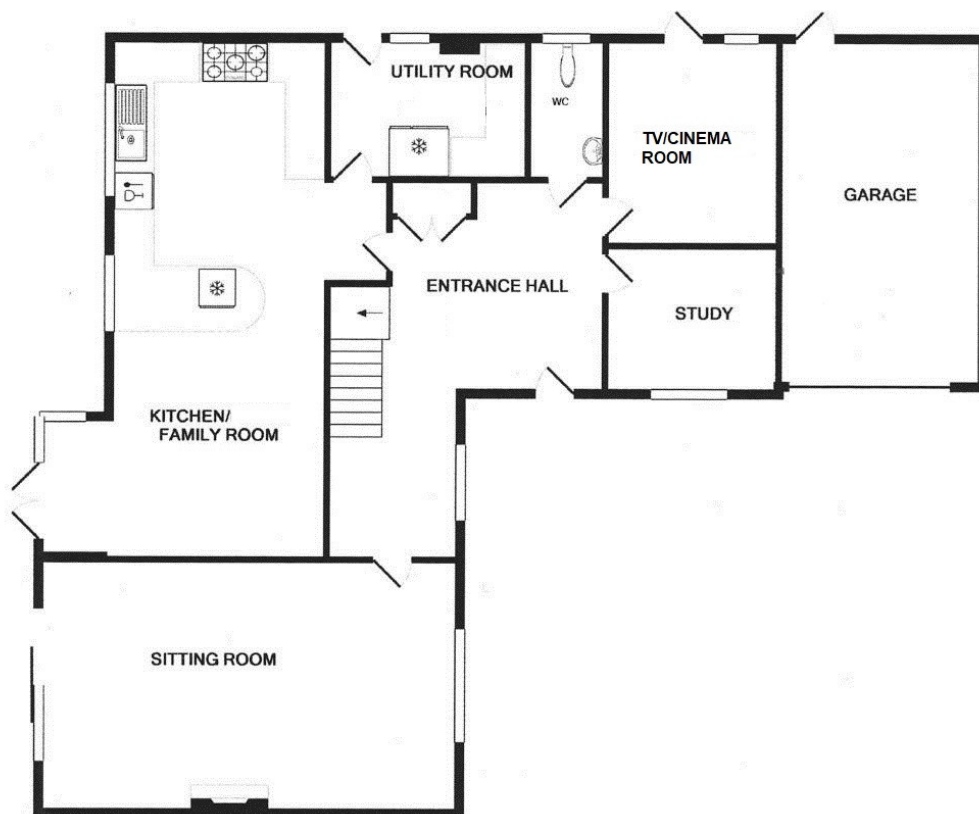
HOME OFFICE

GARDENS
L-shape gardens to the rear enjoying south westerly and south easterly aspects

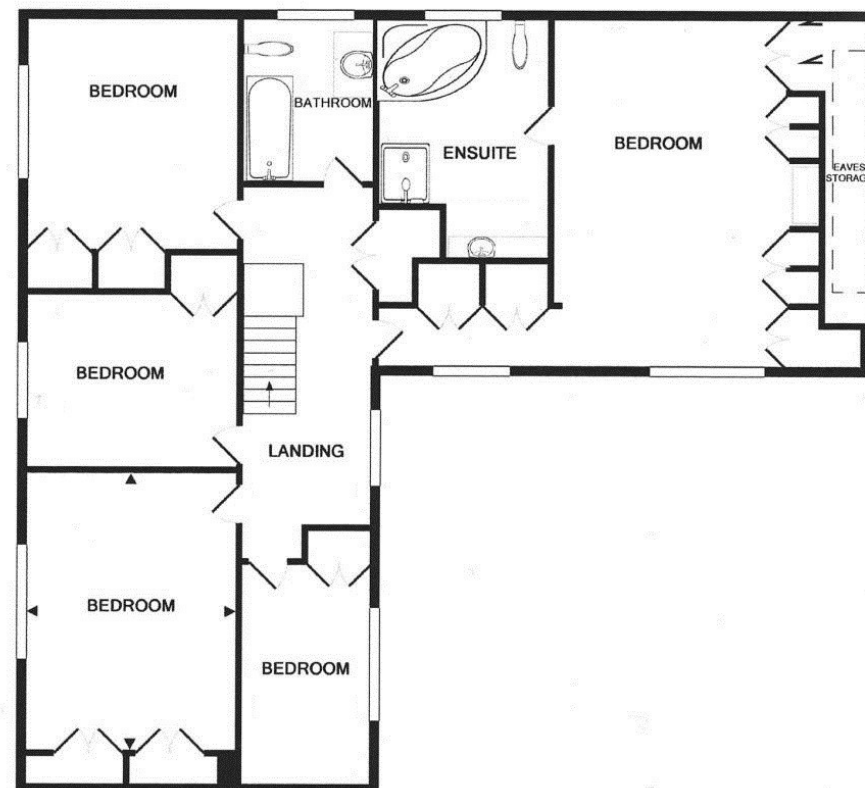
GARAGE

COUNCIL TAX:
Band 'G'

EPC:
'C'



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and its responsibility is taken for any error, omissions or misstatement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser.
Made with Metropix (0517)

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

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email