



39 Chesterfield Gardens, Eastbourne, BN20 7NJ

Price £725,000 | Freehold

**LS** Leaper  
Stanbrook

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A rare opportunity to acquire a delightful three double bedroom house tucked away in the exclusive Chesterfield Gardens development located just yards from Meads seafront. This wonderful property enjoys beautifully presented accommodation arranged over three floors which comprises an entrance hall, sitting room opening to dining room, garden/sun room with pleasant views over the rear garden, modern fully fitted kitchen which was installed approximately 2 years ago, and ground floor wc. Stairs rise to the first floor where there are two double bedrooms both with built in wardrobes and the main bathroom is located on this floor. Stairs then lead to the top floor landing/study space with door to the spacious master bedroom boasting a door to the south facing terrace, stylish en-suite bathroom and range of fitted bedroom furniture. The property boasts a secluded rear garden with area of lawn and a variety of plants and shrubs. There is also a pleasant garden to the front. Chesterfield Gardens is set back from the road and the houses surround a pleasant lawned green. There is the added convenience of a single garage and newly fitted carpets were laid less than a year ago. The property is located just a short walk to the seafront and Meads high street, Eastbourne town centre and mainline train station are just a little further.





### At a Glance:

- Three bedroom end of terraced house
- Exclusive Chesterfield Gardens development
- Just yards from Meads seafront
- Beautifully presented accommodation
- Sitting room and dining room
- Garden/sun room
- Modern kitchen installed approximately 2 years ago
- Bathroom, en-suite bathroom and ground floor wc
- Secluded gardens
- Double glazed and gas central

### Accommodation:

#### ENTRANCE HALL

#### WC

#### SITTING ROOM

16'8" (5.08m) x 11'9" (3.58m)

#### DINING ROOM

11'1" (3.38m) x 9'9" (2.97m)

#### GARDEN ROOM

18'7" (5.66m) x 10'0" (3.05m)

#### KITCHEN

11'1" (3.38m) x 8'7" (2.62m)

#### FIRST FLOOR LANDING

#### BEDROOM 2

16'8" (5.08m) x 8'9" (2.67m)

#### BEDROOM 3

14'5" (4.39m) x 11'9" (3.58m)

#### SHOWER ROOM

#### SECOND FLOOR LANDING / STUDY SPACE

#### BEDROOM 1

18'9" (5.72m) x 13'3" (4.04m)

#### DOOR TO SOUTH FACING TERRACE

#### EN-SUITE BATHROOM

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### GARAGE

#### COUNCIL TAX:

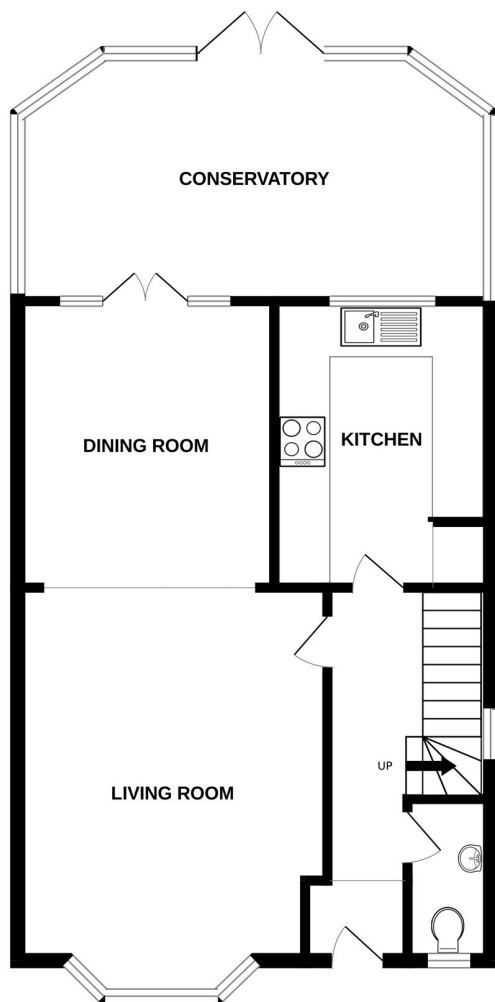
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#### EPC:

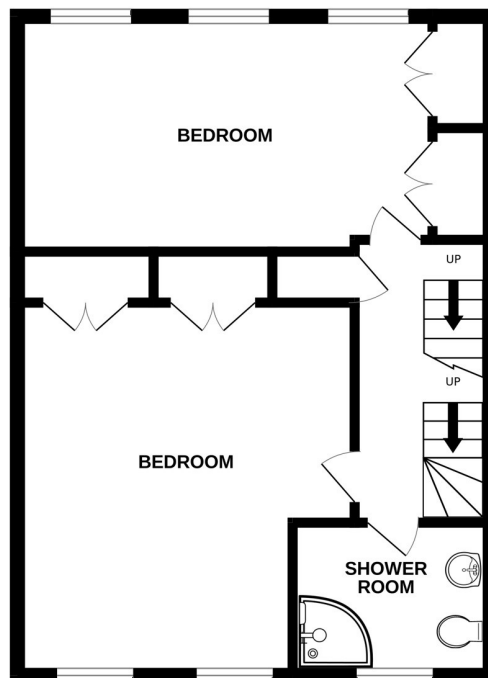
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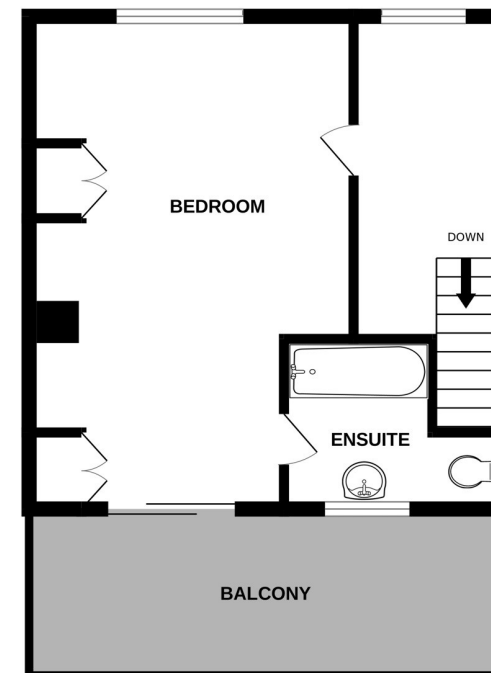
GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



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.

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