



7 Rochester Close, Eastbourne, BN20 7TW

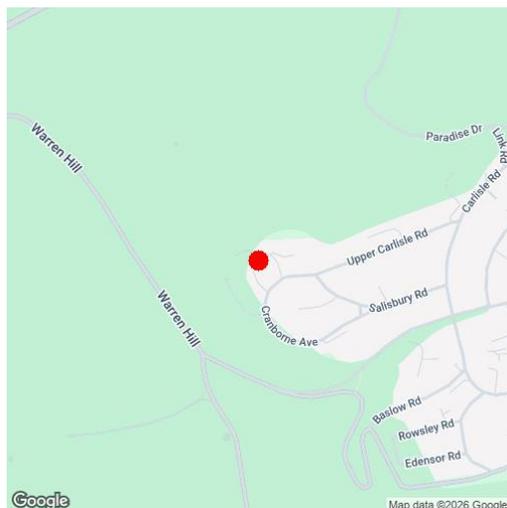
Price £865,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A recently renovated five bedroom detached residence set within attractive southerly facing lawned gardens extending to approximately 75' in the much -favoured Meads area of Eastbourne. The present owner has completed a comprehensive refurbishment programme and has created a beautifully appointed home. The ground floor comprises a generous sitting room with patio doors opening onto the southerly sun terrace with the lawned gardens beyond. The 27' kitchen/dining room is beautifully fitted with a comprehensive range of wall and base units beneath contoured work surfaces with an integrated microwave and dishwasher and space for a Range-style cooker. The original double garage has been converted to provide a study, (currently used as a Gym) and a large utility room with ample space for items that may usually be stored in a garage. There are four double bedrooms on the first floor, the principal bedroom has a well appointed en-suite shower room, whilst the equally well appointed family bathroom with both a bath and shower cubicle serves the other bedrooms. The loft space has been converted to provide a fifth bedroom with dressing room which could be converted into an en-suite shower room if required. The house is set within principally lawned gardens to the rear that extend to approximately 75' and the house takes advantage of its slightly elevated position affording views to the South Downs and towards the sea. The Meads village shopping facilities, restaurants and cafes are within three quarters of a mile with the seafront just beyond, whilst Eastbourne town centre and railway station are within 1.5 miles.





### At a Glance:

- Recently renovated to an exceptionally high standard
- 75' southerly facing rear garden with views to the South Downs
- Superb 27' kitchen/dining room
- Double garage converted to provide a study and large utility room
- Five bedrooms
- Two beautifully appointed bath/shower rooms
- Ample off-road parking
- Gas central heating
- Sealed unit double glazing

### Accommodation:

#### HALL

#### CLOAKROOM/WC

#### SITTING ROOM

19'6" (5.94m) x 13'0" (3.96m)

#### STUDY

9'0" (2.74m) x 7'6" (2.29m)

#### KITCHEN/DINING ROOM

27'3" (8.31m) x 11'6" (3.51m)

#### UTILITY ROOM

16'6" (5.03m) x 10'0" (3.05m) Max

#### LANDING

#### PRINCIPAL BEDROOM

13'0" (3.96m) x 11'3" (3.43m) Plus Alcove

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

13'3" (4.04m) x 10'0" (3.05m)

#### BEDROOM 3

9'9" (2.97m) x 9'9" (2.97m)

#### BEDROOM 4

11'3" (3.43m) x 9'9" (2.97m)

#### FAMILY BATHROOM

#### SECOND FLOOR

#### BEDROOM 5

13'3" (4.04m) x 10'6" (3.2m) (Restricted headroom)

#### DRESSING ROOM

Potential to create an en-suite shower room

#### OUTSIDE

#### GARDENS FRONT & REAR

#### AMPLE OFF-ROAD PARKING

#### EPC

Band C

#### COUNCIL TAX

Band G



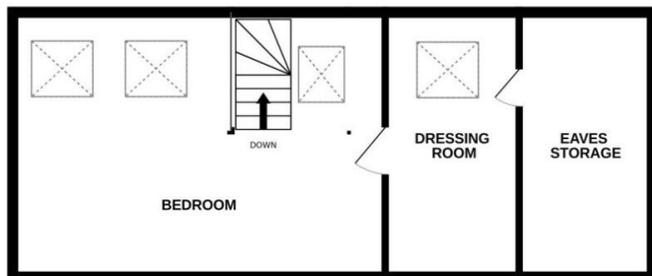
GROUND FLOOR  
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



2ND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 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 ©2023

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](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)