



4 Coral Reef Close, Eastbourne, BN23 5PF

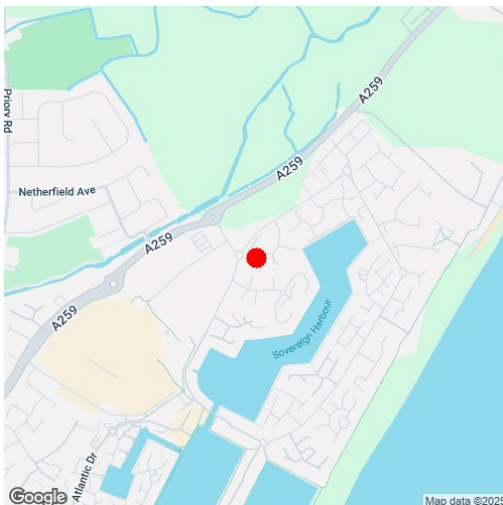
Price £675,000 | Freehold

LS Leaper
Stanbrook

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01323 416716

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Located in a quiet tucked away position is this substantial and beautifully presented four bedroom detached house on Eastbourne's popular North Harbour development. This beautiful home has been much improved by the current owners and enjoys bright and spacious accommodation comprising entrance hall, sitting room with double doors opening to a reception room which is currently being used as a gym and has access to the rear garden. The modern open plan kitchen/diner is a real feature with a range of matching wall and base units, integral appliances and large centre island with breakfast bar, there is an adjoining utility room which adds to the convenience. Also there is a study on the ground floor in addition to a ground floor wc. To the first floor there is a large landing, four excellent size bedrooms, an en-suite shower room and family bathroom. The property is approached via a large driveway providing off road parking for several vehicles leading to an integral garage. To the rear there is a private low maintenance garden. Additional benefits include double glazing and gas central heating.





At a Glance:

- Large four bedroom detached house
- Secluded position on the popular North harbour
- Beautifully presented
- Stunning open plan kitchen/dining room
- Sitting room
- 2nd Reception room(currently a gym)
- Family bathroom, En-suite shower room and ground floor wc
- Study
- Private gardens to front and rear

Accommodation:

ENTRANCE HALL

SITTING ROOM

17'7" (5.36m) x 12'10" (3.91m)

DINING ROOM

12'11" (3.94m) x 9'3" (2.82m) Currently used as a gym

KITCHEN/DINER

19'9" (6.02m) x 17'6" (5.33m)

UTILITY ROOM

8'2" (2.49m) x 5'8" (1.73m)

STUDY

9'0" (2.74m) x 8'1" (2.46m)

WC

FIRST FLOOR LANDING

BEDROOM ONE

12'10" (3.91m) x 12'0" (3.66m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'6" (3.51m) x 9'2" (2.79m)

BEDROOM THREE

10'6" (3.2m) x 7" (0.18m)

BEDROOM FOUR

9'3" (2.82m) x 8'6" (2.59m)

BATHROOM

FRONT AND REAR GARDENS

DRIVEWAY AND INTEGRAL GARAGE

EPC

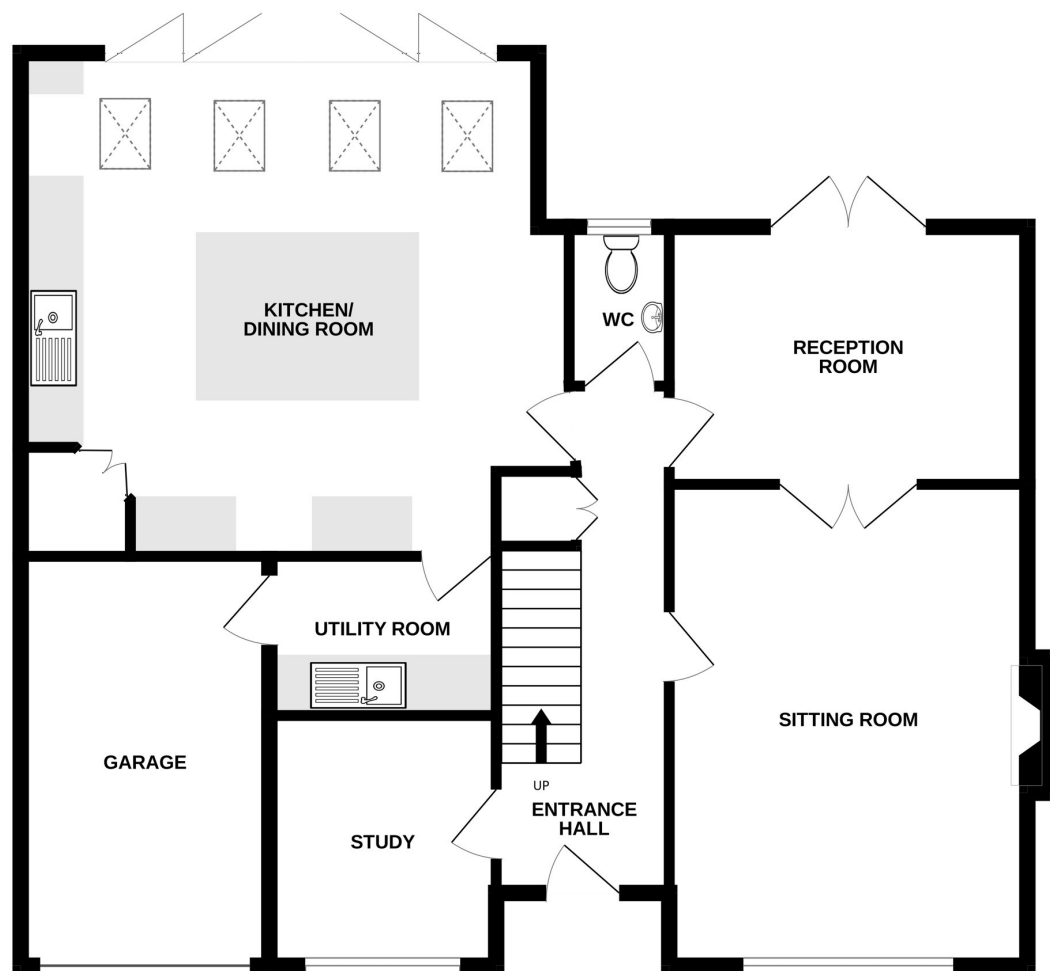
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COUNCIL TAX

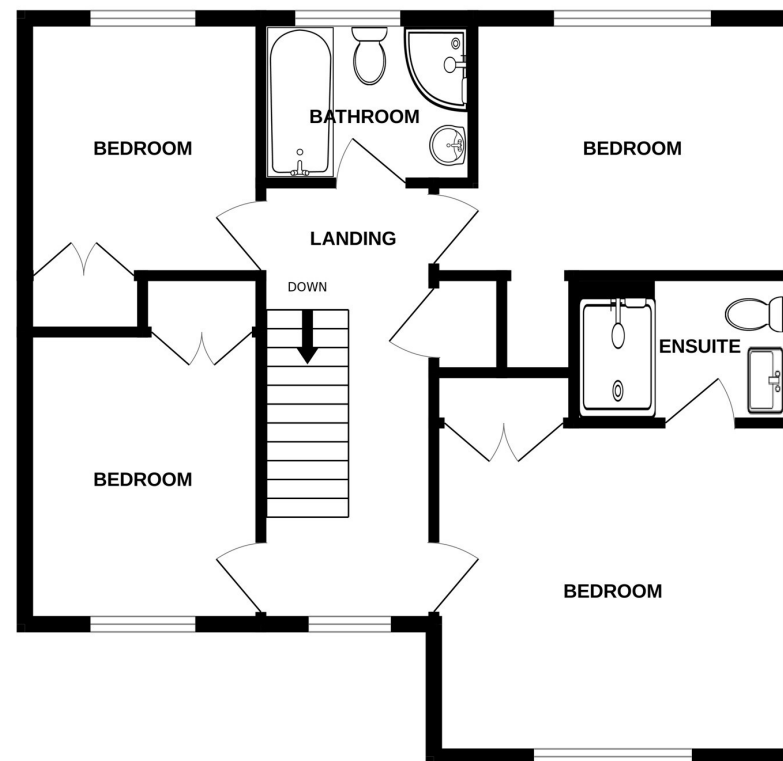
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GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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 readers, customers and employees should have not been tested and no guarantee is given.

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