



17 Buckhurst Close, Eastbourne, BN20 9EF

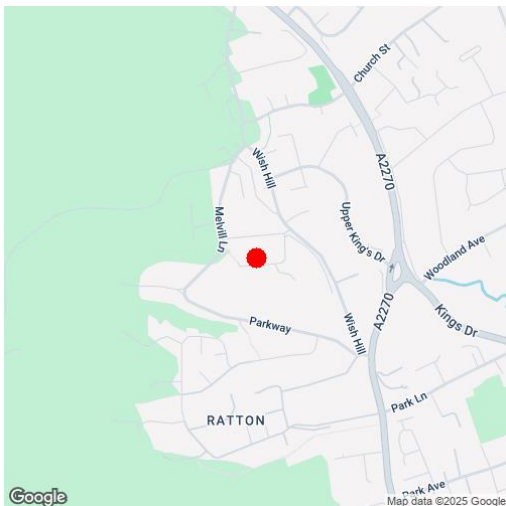
Price £800,000 | Freehold

LS Leaper
Stanbrook

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A magnificent three/four bedroom detached bungalow presented to an exceptional standard occupying an elevated position within a quiet cul-de-sac in the sought after Ratton area of Eastbourne backing onto woodland. This stunning property has been the subject of much improvement by the current owners and boasts accommodation comprising spacious entrance hall, sitting room with double aspect overlooking front and rear gardens with log burner and fitted window seat, beautiful Neptune kitchen/dining room with range of matching wall and base units beneath contoured worktops, island unit, breakfast bar, variety of integral appliances and bi-fold doors opening to the rear garden. There are three excellent size bedrooms, two of which have bespoke built in wardrobes and there is a study which could also be used as a 4th bedroom If required. There is a modern bathroom/wc in addition to a luxury en-suite shower room to the main bedroom, as well as separate wc located off the hallway. A particular feature is the gorgeous well maintained rear garden which backs onto woodland and enjoys a high level of seclusion with a large patio area, sun awning, large area of lawn, outside lighting and a variety of plants and shrubs. To the front, the property is set back from the road and has a large area of lawn and a sweeping driveway providing off road parking for several vehicles which leads to a detached double garage with two independent electric roller shutter doors. The property has the additional benefits of double glazing, gas central heating and two solar panels which provide hot water. The property has access to the woodland behind and has good access up to Butts Brow. There are stunning panoramic views from the front and an internal viewing is highly recommended to appreciate the many merits of this fine property.





At a Glance:

- Stunning detached bungalow
- Popular Ratton location
- Well maintained gardens backing onto woodland
- Large sweeping driveway and detached double garage
- Beautiful Neptune kitchen with dining area
- Modern bathroom
- Contemporary en-suite shower room
- Separate wc
- Three bedrooms plus study/4th bedroom
- Double glazed and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

21'8" (6.6m) x 11'3" (3.43m)

KITCHEN / DINING ROOM

27'2" (8.28m) x 10'8" (3.25m)

BEDROOM 1

13'8" (4.17m) x 10'7" (3.23m)

EN-SUITE SHOWER ROOM

BEDROOM 2

13'5" (4.09m) x 9'6" (2.9m)

BEDROOM 3

10'11" (3.33m) x 9'9" (2.97m)

BEDROOM 4 / STUDY

10'8" (3.25m) x 8'1" (2.46m)

BATHROOM

WC

OUTSIDE:

FRONT & REAR GARDENS

SWEEPING DRIVEWAY

DETACHED DOUBLE GARAGE

COUNCIL TAX:

Band 'F'

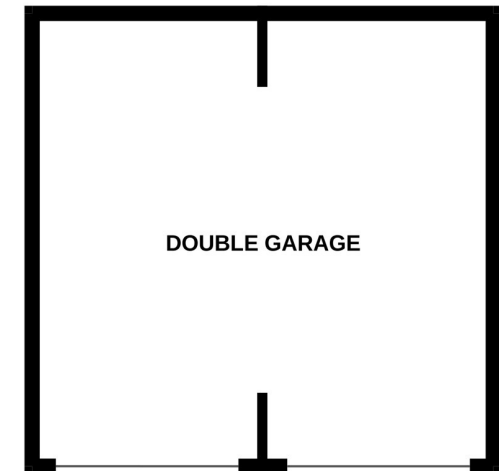
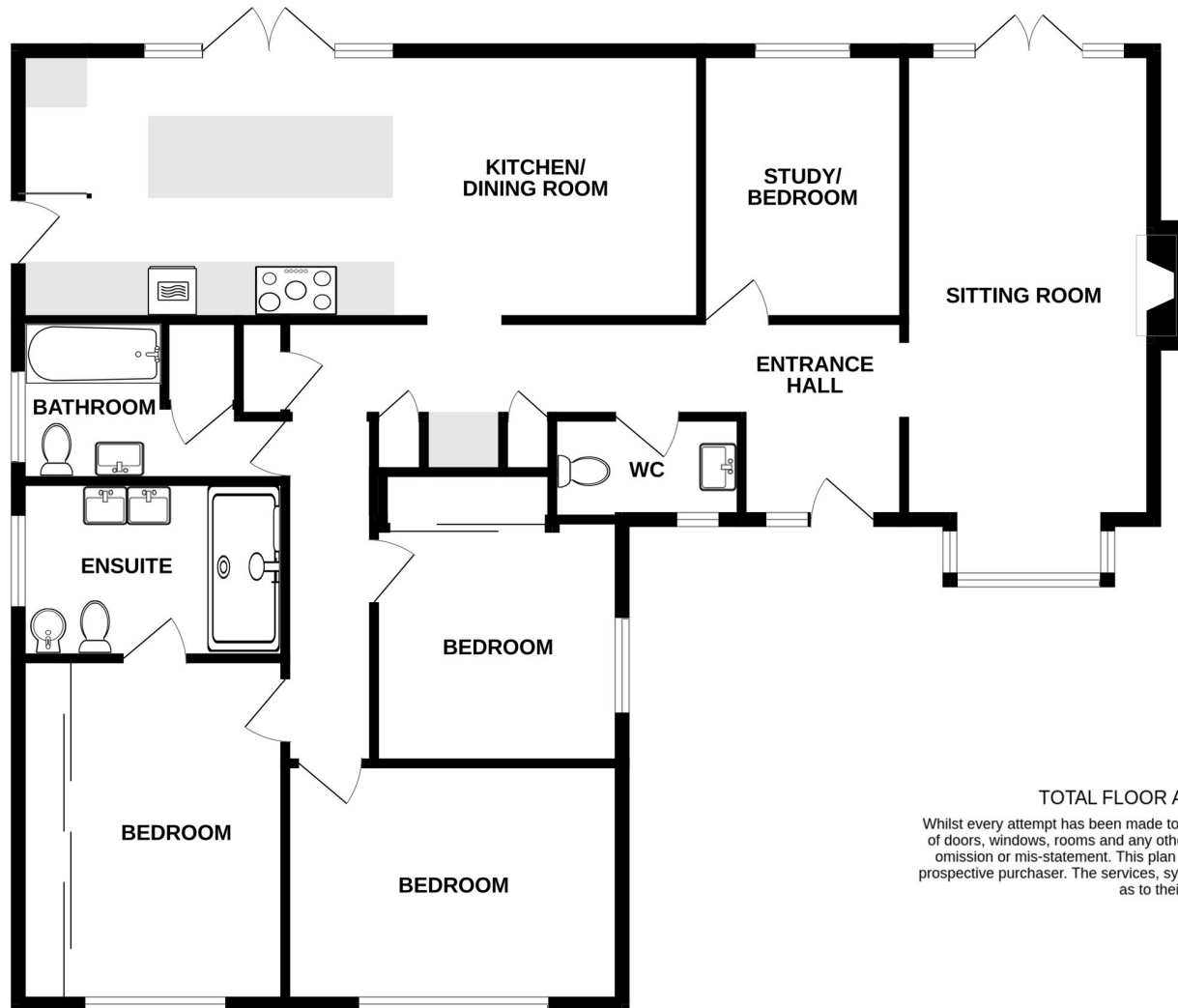
EPC:

'C'



GROUND FLOOR
1329 sq.ft. (123.5 sq.m.) approx.

DETACHED GARAGE
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.4 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.

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