



10 Hyde Tynings Close, Eastbourne, BN20 7TQ

Price £800,000 | Freehold

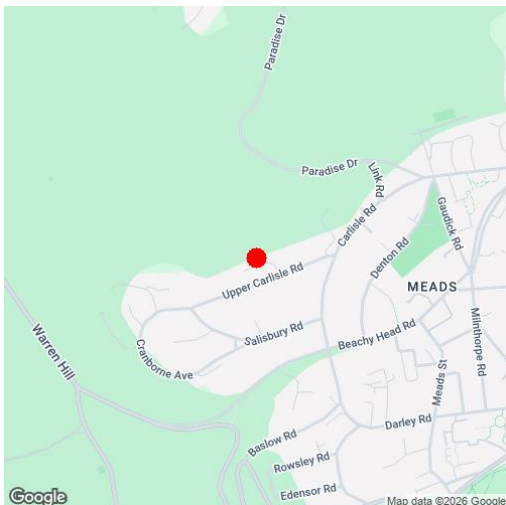
**LS** Leaper  
Stanbrook

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Occupying an elevated position in the heart of Meads, a Hacienda style residence affording outstanding views to The English Channel available with no onward chain.. The house has been thoughtfully designed with the bedrooms on the ground floor and the living accommodation on the first floor to take advantage of the delightful views. The ground floor comprises the three principal bedrooms, the master bedroom has an en-suite shower room, whilst the other two are served by the family bathroom.. A wide staircase rises to the first floor living accommodation that comprises a 19' sitting room, separate dining room and study/occasional bedroom. Patio doors from both the sitting room and dining room open on to a magnificent 40' x 14' southerly facing terrace that takes full advantage of the views. The kitchen/breakfast room has been re-fitted with a comprehensive range of wall and base units together with an integrated oven and hob. The utility room is plumbed for a washing machine. The house is set within landscaped gardens that back onto The South Downs National Park. Although now requiring redecoration and some further modernisation, benefits include off road parking in front of the double garage, gas central heating and sealed unit double glazing.







## At a Glance:

- Magnificent 180° views to the sea and South Downs
- 40' x 14' southerly facing terrace
- Three principal bedrooms on the ground floor
- Two bath/shower rooms (one en-suite)
- Two reception rooms
- Study/occasional fourth bedroom
- Fitted kitchen and utility room
- Landscaped gardens
- Double garage
- No onward chain

## Accommodation:

### HALL

### MASTER BEDROOM

14'0" (4.27m) x 12'8" (3.86m) + door recess

### EN-SUITE SHOWER ROOM

### BEDROOM 2

15'0" (4.57m) x 10'4" (3.15m)

### BEDROOM 3

13'10" (4.22m) x 10'0" (3.05m)

### FAMILY BATHROOM

### FIRST FLOOR LANDING

### SITTING ROOM

19'3" (5.87m) x 12'0" (3.66m)

### SOUTH FACING TERRACE

40'0" (12.19m) x 14'0" (4.27m)

### DINING ROOM

11'9" (3.58m) x 10'9" (3.28m)

### STUDY/OCCASIONAL BEDROOM

8'6" (2.59m) x 5'9" (1.75m)

### KITCHEN

13'3" (4.04m) x 8'3" (2.51m)

### UTILITY ROOM

8'2" (2.49m) x 5'9" (1.75m)

### OUTSIDE

### LANDSCAPED GARDENS FRONT AND REAR

### DOUBLE GARAGE

and off-road parking

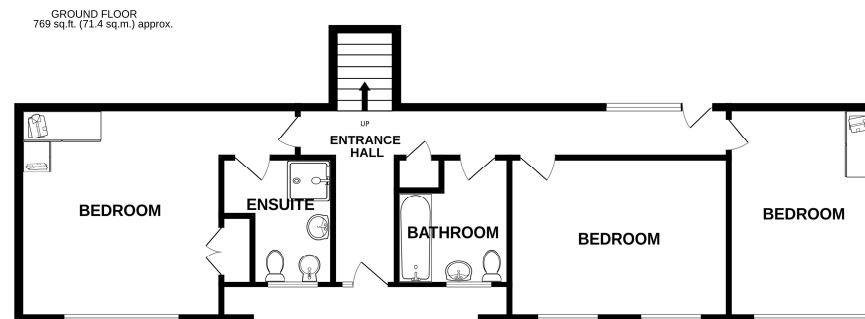
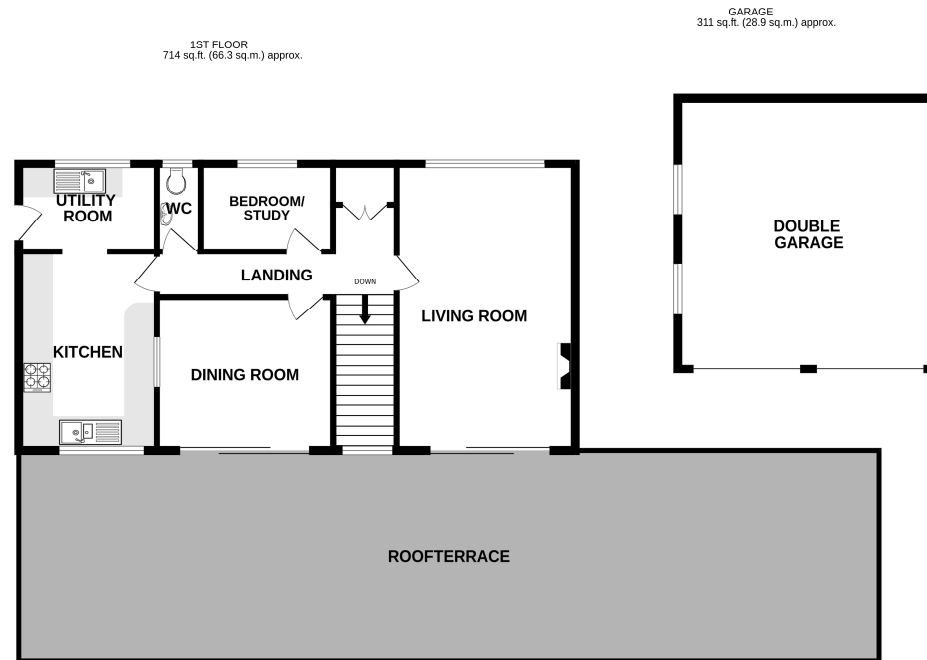
### EPC

Band 'D'

### COUNCIL TAX

Band 'G'





TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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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