



39 Cranborne Avenue, Eastbourne, BN20 7TT

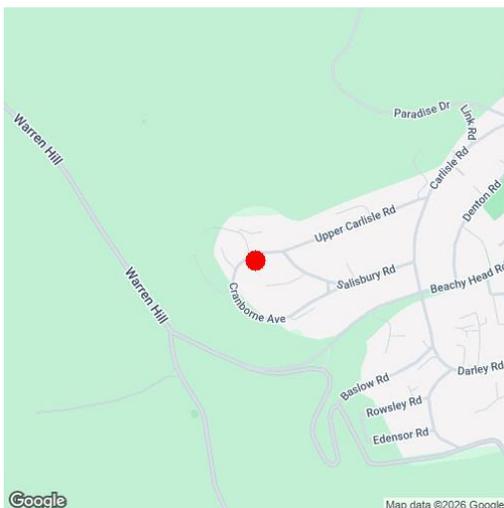
Price £695,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A much improved detached single-storey residence with three double bedrooms taking advantage of its elevated position affording views to the South Downs and towards the sea, available with no onward chain. The accommodation comprises two generous communicating reception rooms with the sitting room affording distant sea views, whilst the dining room has patio doors opening onto the rear garden. The kitchen is fitted with a comprehensive range of wall and base units beneath contoured work surface with a range of integrated appliances that include a double oven and gas hob. The spacious master bedroom has been extended and has an en-suite shower room, whilst the other two double bedrooms are served by the family bathroom. The property is set within delightful secluded gardens to the rear with a patio area and an expanse of lawn with a decked area at the top taking full advantage of the wonderful views. Other benefits include a double garage, gas central heating and sealed unit double glazing. Located in the heart of Meads, the Meads village shopping facilities, restaurants, cafe's and two Public Houses are little more than a half mile away with the seafront within 1 mile and the South Downs National Park in the immediate vicinity.





At a Glance:

- Favoured Meads location
- Glorious views to the South Downs and distant sea views
- Well presented throughout
- No onward chain
- Three double bedrooms
- Two bath/shower rooms (one en-suite)
- Two reception rooms
- Double garage
- Gas central heating and Sealed unit double glazing

Accommodation:

HALL

CLOAKROOM/WC

SITTING ROOM

20'0" (6.1m) x 13'9" (4.19m)

DINING ROOM

12'9" (3.89m) x 10'9" (3.28m)

KITCHEN

13'4" (4.06m) x 9'3" (2.82m)

MASTER BEDROOM

17'9" (5.41m) Max x 14'0" (4.27m)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'9" (3.58m) x 9'9" (2.97m)

BEDROOM 3

10'9" (3.28m) x 8'0" (2.44m)

FAMILY BATHROOM

OUTSIDE

GARDENS FRONT AND REAR

DOUBLE GARAGE

EPC

Band "D"

COUNCIL TAX

Band "F"





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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk