



20 Abbey Road, Eastbourne, BN20 8TE

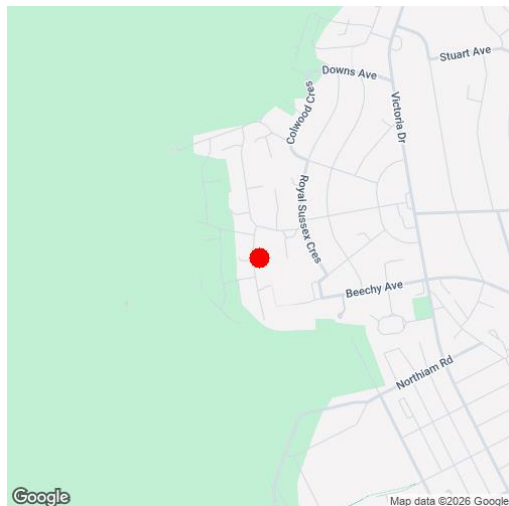
Price £575,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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A magnificent extended four bedroom detached house located in the ever popular Old Town area of Eastbourne which has been extensively modernised by the current owners to create a truly stunning contemporary home. This wonderful property has been renovated to the highest of standards and boasts bright and spacious accommodation comprising entrance hall with built in cupboard and door to a ground floor WC. A glass door opens to a large reception hall with double sided log burner opening to a large sitting room with additional area which is currently used as a music room and has the benefit of built in storage. The property has been extended to provide an incredible open plan kitchen/dining room with centre island and breakfast bar along with quartz worktops, a number of integral appliances, matching wall and base units, sky lights and bi-fold doors opening to the rear garden. Located off the kitchen/dining room is a useful utility room which leads to a home office/study. A contemporary wood and glass staircase rises from the reception hall to the first floor landing where there are four excellent size bedrooms, two of which have the benefit of beautiful ensuite shower rooms and there is also a modern family bathroom. To the front there is a driveway providing off road parking leading to a carport and part garage with roller shutter door. A particular feature is the gorgeous rear garden which has been thoughtfully landscaped and has views towards the downs at the rear and boasts a large patio area, steps to an area of lawn, a covered seating area as well as a studio/workshop. The property has upvc double glazed windows throughout and has gas central heating, the boiler was replaced in January 2026 and comes with a 10 year warranty. The ground floor of the property has under floor heating and the house has a Hive heating system fitted. The property has amazing panoramic views from the front across Eastbourne towards the sea. An internal viewing is highly recommended to appreciate the many features and benefits of this fine home.





### At a Glance:

- Stunning contemporary four bedroom detached house
- Popular Old Town location
- Extended and renovated to exceptional standard
- Magnificent open plan kitchen/dining room
- Sitting room with open fire
- Utility room
- Home office/study
- Family bathroom, 2 en-suite shower rooms and ground floor WC
- Well landscaped rear garden
- Driveway and part garage

### Accommodation:

**ENTRANCE HALL**  
with built-in cupboard

**WC**

**CONTEMPORARY GLASS DOOR TO:-**

**RECEPTION HALL**  
16'9" (5.11m) x 9'10" (3m)

**SITTING ROOM**  
16'8" (5.08m) x 11'9" (3.58m)

**SNUG/MUSIC ROOM**  
9'9" (2.97m) x 6'4" (1.93m)

**OPEN PLAN KITCHEN/DINING ROOM**  
22'3" (6.78m) x 16'8" (5.08m)

**UTILITY ROOM**  
15'5" (4.7m) x 8'3" (2.51m)

**OFFICE**  
9'2" (2.79m) x 7'9" (2.36m)

**FIRST FLOOR LANDING**

**BEDROOM 1**  
17'7" (5.36m) Max x 15'9" (4.8m) Max  
incorporating dressing area with built-in wardrobes.

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**  
13'3" (4.04m) x 7'9" (2.36m) with built-in wardrobes

**EN-SUITE SHOWER ROOM**

**BEDROOM 3**  
11'8" (3.56m) x 7'9" (2.36m) To Wardrobe

**BEDROOM 4**  
8'5" (2.57m) x 8'2" (2.49m)

**FAMILY BATHROOM**

**OUTSIDE:**

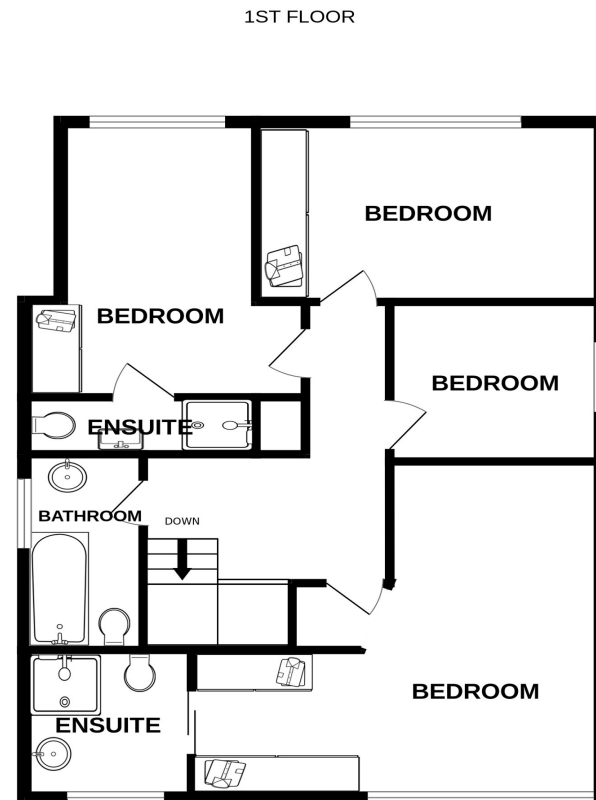
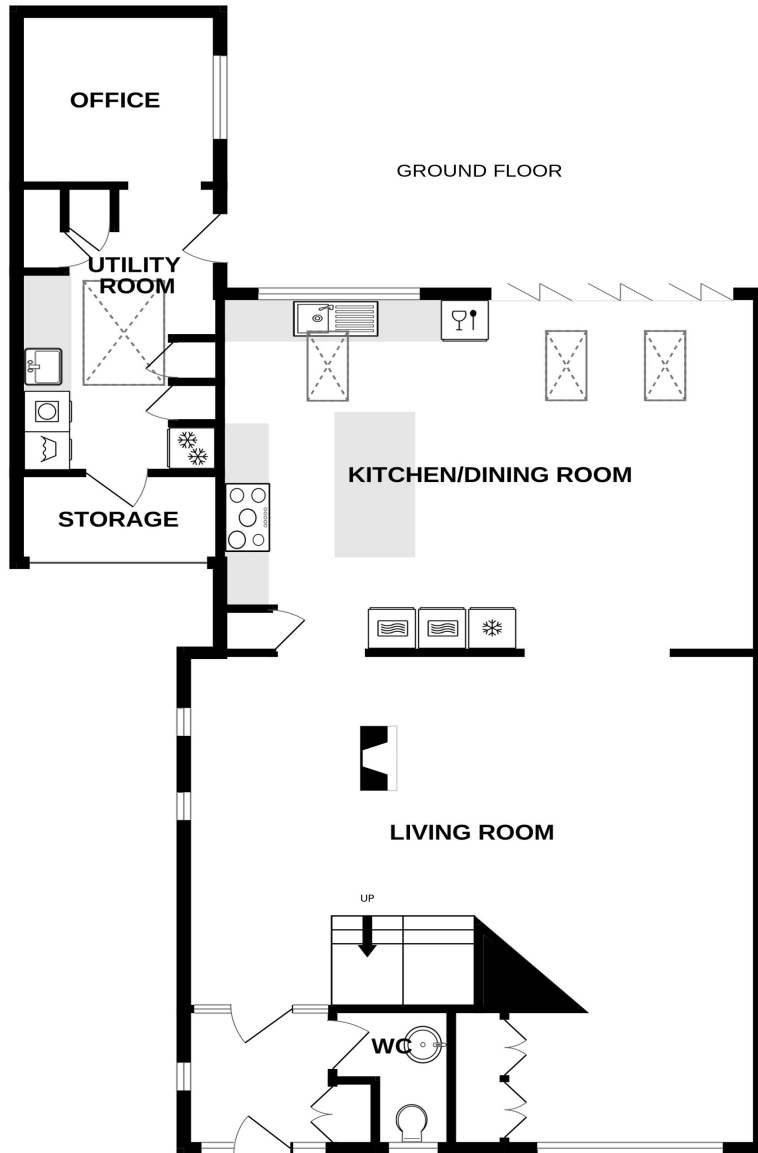
**HALF GARAGE**

**REAR GARDEN**

**COUNCIL TAX:**  
Band "D"

**EPC:**  
"C"





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