



3, Wenthill Close, East Dean, Eastbourne, BN20 0HT

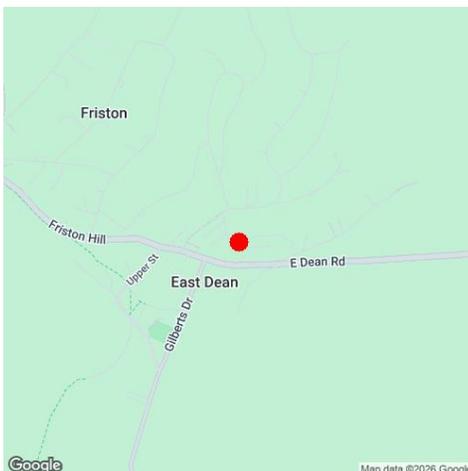
Price £775,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An attractive four bedroom detached house with extensive gardens and presented in excellent decorative order located in the popular downland village of East Dean. This delightful property has been extended and now offers bright and spacious accommodation throughout comprising large entrance porch, entrance hall, pleasant sitting room with log burner, large modern open plan kitchen/breakfast room with lantern skylight and boasting a range of matching wall and base units along with areas of wooden work surfaces, there is a centre island with breakfast bar and integrated appliances include an AEG double oven, Miele 5-burner gas hob and wine chiller. There is also a useful utility room. Bi-fold doors lead from the kitchen to a pleasant sun room overlooking the rear garden. There is also a cloakroom/ wc which completes the ground floor accommodation. Stairs rise from the entrance hall to the first floor landing where there are four good size bedrooms along with a family bathroom plus an en-suite shower room to the main bedroom. To the front there is a driveway providing ample off road parking leading to an integral garage and a particular feature is the extensive well stocked rear garden being mainly laid to lawn, with area of patio plus a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating. An internal viewing is highly recommended.





At a Glance:

- Beautifully presented extended four bedroom detached house
- Popular East Dean location
- Sitting room with log burner
- Modern open plan kitchen/breakfast room plus utility room
- Family bathroom, en-suite shower room plus downstairs wc
- Sun room
- Lovely extensive gardens
- Driveway and garage
- Double glazing
- Gas central heating

Accommodation:

SPACIOUS ENTRANCE HALL

ENTRANCE HALL

SITTING ROOM

23'3" (7.09m) x 12'10" (3.91m)

SUN ROOM/DINING ROOM

9'3" (2.82m) x 9'3" (2.82m)

KITCHEN BREAKFAST ROOM

23'8" (7.21m) x 17'10" (5.44m)

UTILITY ROOM

9'5" (2.87m) x 6'0" (1.83m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

14'7" (4.45m) x 9'9" (2.97m)

EN-SUITE SHOWER ROOM

BEDROOM 2

13'3" (4.04m) x 13'0" (3.96m)

BEDROOM 3

11'0" (3.35m) x 10'2" (3.1m)

BEDROOM 4

8'6" (2.59m) x 8'0" (2.44m)

BATHROOM

OUTSIDE:

DRIVEWAY

GARAGE

REAR GARDEN

COUNCIL TAX:

Band "F"

EPC:

"D"





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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