



Mulberry Cottage, 5 Dalton Road, Eastbourne, BN20 7NP

Price £550,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A truly unique opportunity to acquire a delightful attached single storey residence with an off-road parking space occupying a secluded position yet within 50 yards of Meads village shopping facilities. Mulberry Cottage is completely screened from Dalton Road by brick walls and foliage and is set within delightful cottage style gardens to the front and a small courtyard to the rear. The accommodation is well presented and includes a splendid 23' x 12' sitting room and a fitted kitchen/breakfast room with a comprehensive range of integrated appliances that include a double oven, hob and fridge/freezer. The larger bedroom provides access to the front garden whilst the second bedroom provides access to a small courtyard at the rear and are served by a recently re-fitted shower room. Other benefits include gas central heating and sealed unit double glazed windows. Enjoying a highly desirable location in the heart of Meads, the seafront and access to the South Downs are a few hundred yards away, whilst Eastbourne town centre and railway station are approximately 1.25 miles distant. An inspection is essential to appreciate the merits of this delightful home.





At a Glance:

- Wonderful location within 50 yards of Meads Street shopping facilities
- Unique single storey residence
- 23' x 12' sitting room
- Two bedrooms
- Recently re-fitted shower room
- Fitted kitchen
- Off-road parking space
- Gas central heating
- Sealed unit double glazing
- Charming secluded courtyard gardens

Accommodation:

PORCH

LIVING ROOM

23'0" (7.01m) x 12'6" (3.81m)

KITCHEN/BREAKFAST ROOM

12'3" (3.73m) x 10'6" (3.2m)

BEDROOM 1

12'4" (3.76m) x 12'4" (3.76m)

BEDROOM 2

9'8" (2.95m) x 8'10" (2.69m)

SHOWER ROOM/WC

OUTSIDE

ATTRACTIVE COURTYARD GARDEN TO THE FRONT
and small courtyard at the rear

OFF-ROAD PARKING SPACE

COUNCIL TAX

Band 'D'

EPC

Band 'C'



GROUND FLOOR



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