



2 The Dentons, Off Denton Road, Eastbourne, BN20 7SW

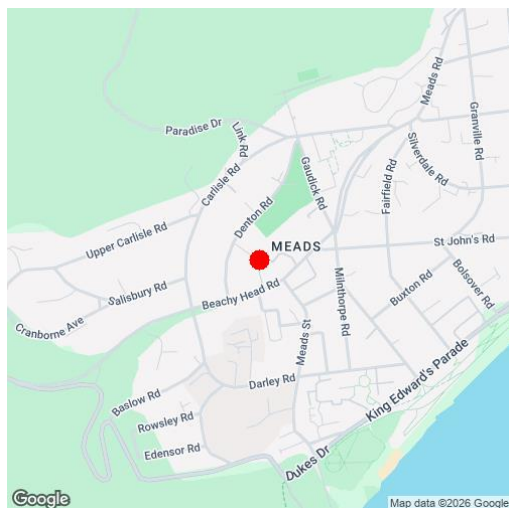
Price £1,100,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A particularly well presented four bedroom detached residence enjoying a prime residential location within an exclusive close of just six properties in the heart of Meads. The house has been the subject of much improvement over recent years and provides spacious and particularly well appointed accommodation. The ground floor comprises a 21' x 16' sitting room with patio doors opening on to the delightful southwesterly facing rear garden, a generous dining room and well appointed kitchen/breakfast room. The kitchen is fitted with a comprehensive range of wall and base units beneath contoured work surfaces, with an integrated dishwasher and fridge/freezer and space for a Range-style cooker. The adjacent utility room is plumbed for a washing machine. An elegant staircase rises to the first floor landing which provides access to the four bedrooms; three of which have fitted bedroom furniture and the principal bedroom also has a recently refitted en-suite bathroom. The family shower room is equally well appointed. The house is set within delightful part walled southwesterly facing garden that enjoy considerable privacy, with an expanse of lawn, patio and well-stocked flower borders. To the front a brick-paviour driveway provides ample off-road parking in addition to the double garage. Other benefits include gas central heating and sealed unit double glazing. The Meads Street shopping facilities, cafe's, restaurants and two Public Houses are within a half mile, with the seafront just a little further.





At a Glance:

- Prime Meads residential location
- Delightful secluded southwesterly rear garden
- Beautifully appointed throughout
- Four bedrooms
- Two reception rooms
- Fitted kitchen/breakfast room
- Two modern bath/shower rooms
- Double garage and ample off-road parking
- Gas central heating
- Sealed unit double glazing

Accommodation:

SPACIOUS RECEPTION HALL

CLOAKROOM

SITTING ROOM

21'0" (6.4m) x 16'0" (4.88m)

DINING ROOM

13'4" (4.06m) x 13'0" (3.96m)

KITCHEN BREAKFAST ROOM

13'7" (4.14m) x 11'0" (3.35m)

UTILITY ROOM

9'8" (2.95m) x 5'5" (1.65m)

LANDING

MASTER BEDROOM

18'4" (5.59m) x 11'0" (3.35m)

EN-SUITE BATHROOM

BEDROOM 2

15'10" (4.83m) x 9'10" (3m)

BEDROOM 3

15'8" (4.78m) x 9'0" (2.74m)

BEDROOM 4

10'10" (3.3m) x 8'2" (2.49m)

SHOWER ROOM/WC

OUTSIDE:

GARDENS FRONT & REAR

rear approximately 70'.

DOUBLE GARAGE

18'3" (5.56m) x 15'8" (4.78m)

INTEGRAL WORKSHOP/UTILITY STORE

OFF ROAD PARKING

COUNCIL TAX:

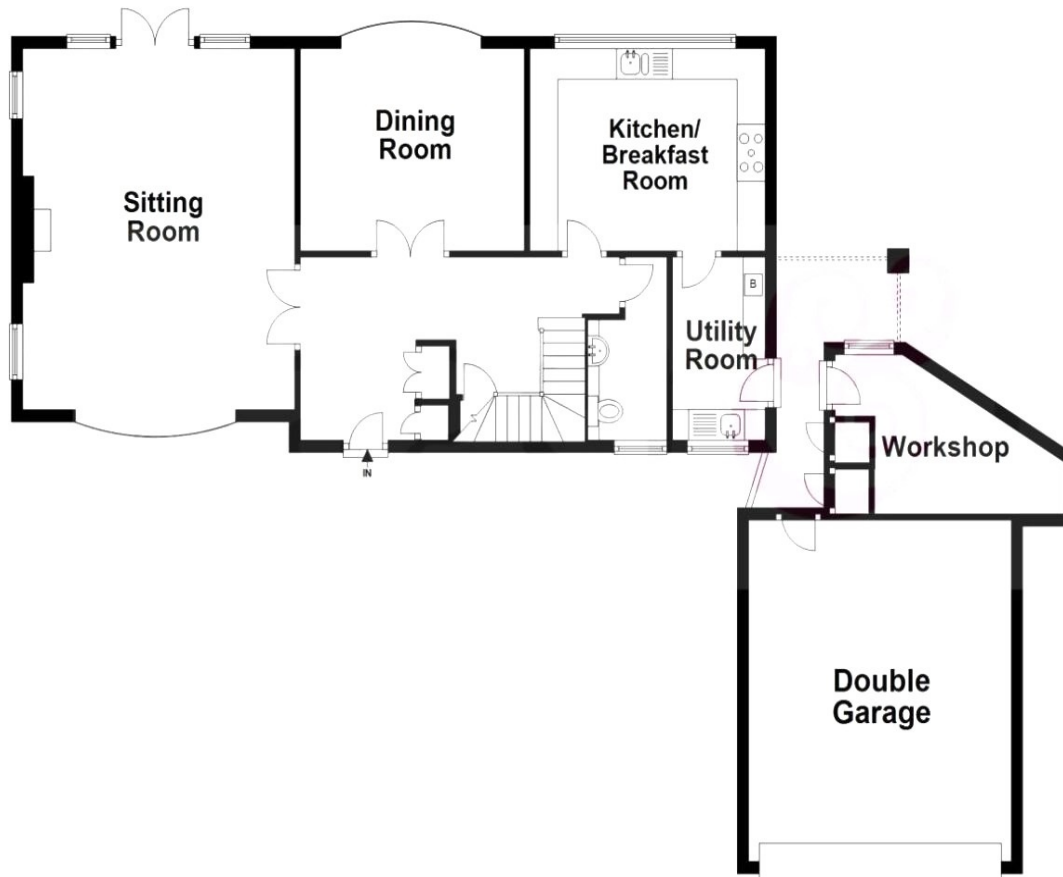
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EPC:

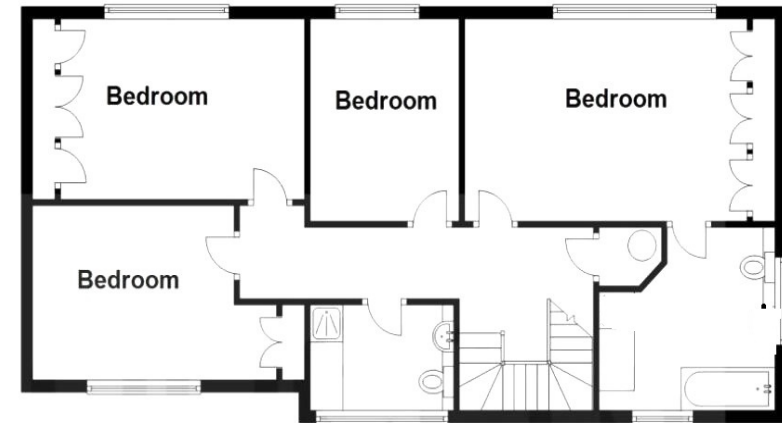
"D"



Ground Floor
Approx. 117.3 sq. metres (1262.4 sq. feet)



First Floor
Approx. 82.1 sq. metres (883.9 sq. feet)



Total area: approx. 199.4 sq. metres (2146.3 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

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.

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