



15 Lincoln Close, Eastbourne, BN20 7TZ

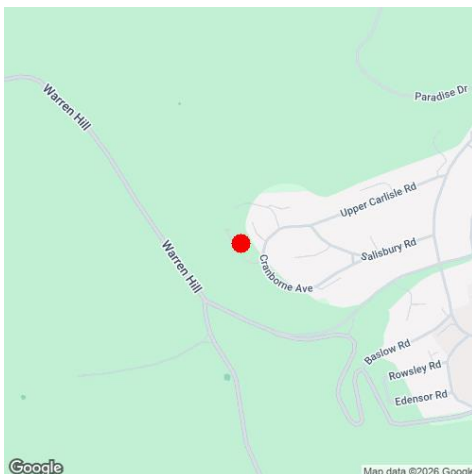
Price £965,000 | Freehold

LS Leaper
Stanbrook

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A truly outstanding four/five bedroom detached residence appointed to an exceptionally high standard, affording glorious views over Eastbourne to the sea and The South Downs. The house has been the subject of a comprehensive renovation project over the past few years and is presented for sale in what is considered to be Show Home condition. The versatile accommodation includes a generous sitting room with bay window taking advantage of the sea views, with double door opening onto the magnificent 23' x 12 kitchen/dining room. The kitchen area is fitted with a comprehensive range of high gloss larder cupboards, together with wall and base units beneath Silestone quartz worktops with central island. A superb range of integrated AEG appliances include two double ovens, a five burner gas hob, refrigerator, freezer and dishwasher, together with an instant hot water tap. Bi-fold doors open onto the rear patio providing superb space for entertaining and 'al fresco' dining. The adjacent utility room has an integrated washer/dryer and second freezer. There are two large double bedrooms on the ground floor, one with a beautifully appointed en-suite shower room and the other currently arranged as a large office/study. A contemporary staircase with wood and stainless steel balustrades rises to the first floor where there are three further bedrooms, the largest two having Juliette balconies fully exploiting the glorious sea views. The family bathroom and second shower room are both appointed to an exceptionally high standard. The house is set within wonderfully secluded and established landscaped gardens with a patio, a gently sloping lawn and mature shrubs with a gate providing direct access to The South Downs. This is without doubt one of the finest homes of its type currently on the market and an internal inspection is essential to appreciate the merits of this magnificent home.





At a Glance:

- Magnificent detached house presented in Show-home condition
- Backing directly on to The South Downs and affording wonderful sea views
- Four/five bedrooms
- Superb 23' x 12' kitchen/dining room with extensive range of integrated appliances
- Three bath/shower rooms with contemporary RAK suites
- Delightful established and secluded gardens
- Double garage
- Gas central heating
- Sealed unit double glazing

Accommodation:

RECEPTION HALL

CLOAKROOM/WC

SITTING ROOM

20'0" (6.1m) x 14'6" (4.42m) Into Bay

KITCHEN/DINING ROOM

23'9" (7.24m) x 12'0" (3.66m)

UTILITY ROOM

9'9" (2.97m) x 5'9" (1.75m)

PRINCIPAL BEDROOM

17'4" (5.28m) Into Bay x 16'0" (4.88m)

EN-SUITE SHOWER ROOM

BEDROOM 4/SECOND RECEPTION ROOM

16'0" (4.88m) x 11'9" (3.58m)

FIRST FLOOR LANDING

BEDROOM 2

22'3" (6.78m) x 13'9" (4.19m)

BEDROOM 3

12'6" (3.81m) x 9'9" (2.97m)

BEDROOM 5

13'0" (3.96m) x 11'0" (3.35m) Max narrowing to 5'6

BATHROOM/WC

SHOWER ROOM/WC

OUTSIDE

GARDENS FRONT AND REAR

DOUBLE GARAGE

EPC

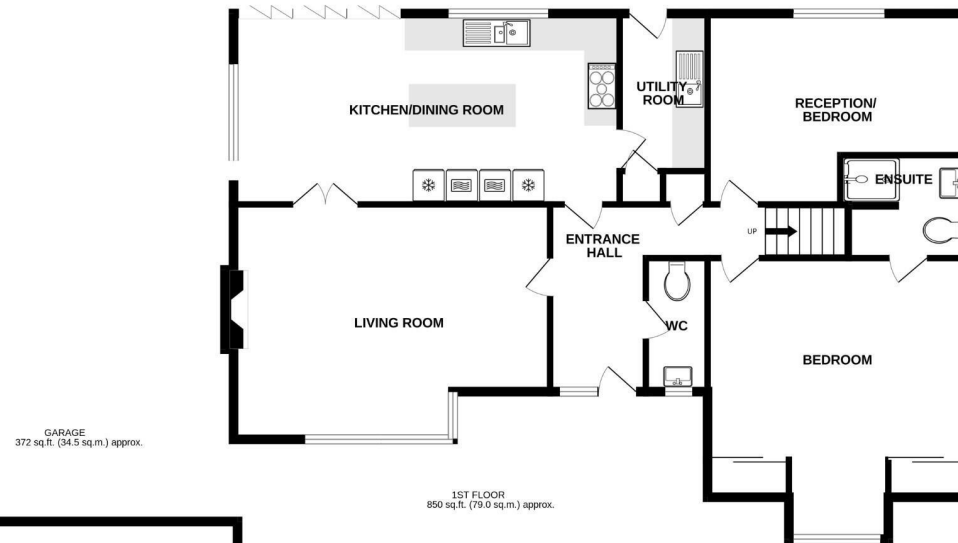
Band 'C'

COUNCIL TAX

Band 'G'

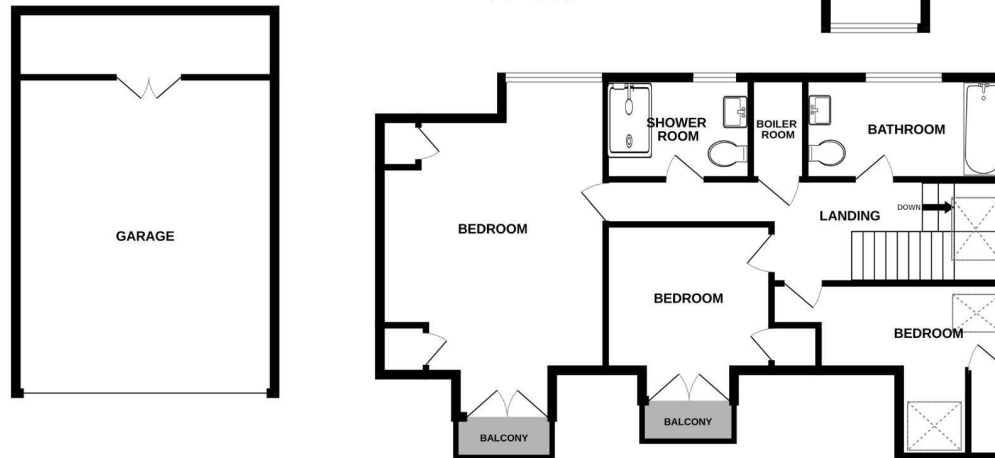


GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



GARAGE
372 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2449 sq.ft. (227.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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