



7 Fairway Close, Eastbourne, BN20 8DB

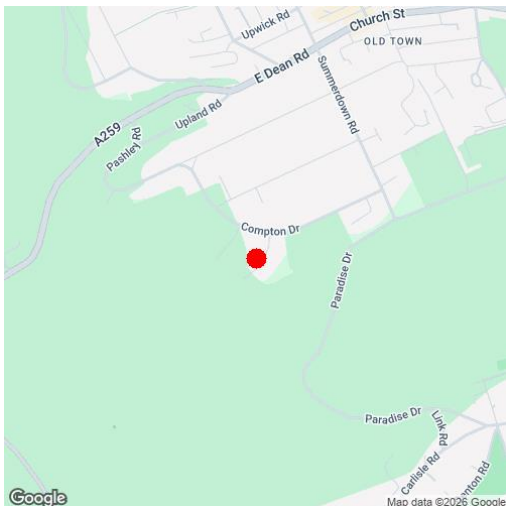
Price £749,950 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Backing directly onto The Royal Eastbourne Golf Course- a wonderfully spacious detached single storey residence set within delightful secluded gardens of approximately .4 of an acre in the favoured Summerdown area of Eastbourne. The spacious accommodation has two defined areas, with the living space set around an impressive 35' reception hall, with an inner hall leading to the bedrooms and bathrooms. Both the 23' x 18' sitting room and generous dining room open onto the delightful rear garden whilst the kitchen/breakfast room is fitted with a comprehensive range of modern wall and base units together with an integrated Bosch double oven and hob, fridge and dishwasher. There is also a study and fourth bedroom/additional reception room which is currently used as a second utility room. The three principal bedrooms are all double rooms, with the principal bedroom having an en-suite bathroom that has been re-fitted in recent years with both a bath and shower cubicle. The family bathroom is equally well appointed and also has both a bath and shower cubicle. The second bedroom provides access to a double-glazed conservatory. The gardens are an important feature and are principally laid to lawn with terraced areas, various trees and shrubs and a gate providing direct access to the golf course. Other benefits include a garage, gas central heating, and sealed unit double glazing throughout. Eastbourne town centre and railway station are within 1 mile whilst Gildredge Park local shopping facilities including a Waitrose store are in the vicinity. An internal inspection is essential to appreciate the quality and proportions of this exceptional home.





At a Glance:

- Deceptively spacious bungalow set within .4 acre of gardens
- Backing directly on to The Royal Eastbourne Golf Course
- Three/four bedrooms
- Three/four reception rooms
- Two full bathrooms (one en-suite) and separate cloakroom/wc
- Double garage
- Gas central heating
- Sealed unit double glazing
- Favoured Summerdown location
- No onward chain

Accommodation:

VESTIBULE

RECEPTION HALL

35'9" (10.9m) Max x 7'6" (2.29m)

SITTING ROOM

23'3" (7.09m) x 18'0" (5.49m)

DINING ROOM

14'0" (4.27m) x 11'0" (3.35m)

KITCHEN/BREAKFAST ROOM

11'6" (3.51m) x 11'0" (3.35m)

STUDY

9'6" (2.9m) x 7'8" (2.34m)

BEDROOM 4/ADDITIONAL RECEPTION ROOM

12'2" (3.71m) x 10'0" (3.05m) (currently arranged as second utility room)

CLOAKROOM/WC

UTILITY ROOM

14'2" (4.32m) x 6'0" (1.83m)

INNER HALL

MASTER BEDROOM

19'0" (5.79m) x 12'0" (3.66m)

EN-SUITE BATHROOM

BEDROOM 2

12'0" (3.66m) x 11'0" (3.35m) To Wardrobe

BEDROOM 3

13'6" (4.11m) x 11'0" (3.35m)

CONSERVATORY

16'2" (4.93m) x 6'2" (1.88m)

FAMILY BATHROOM

OUTSIDE:

GARDENS FRONT & REAR

DOUBLE GARAGE

18'0" (5.49m) x 20'4" (6.2m) narrowing to 13'

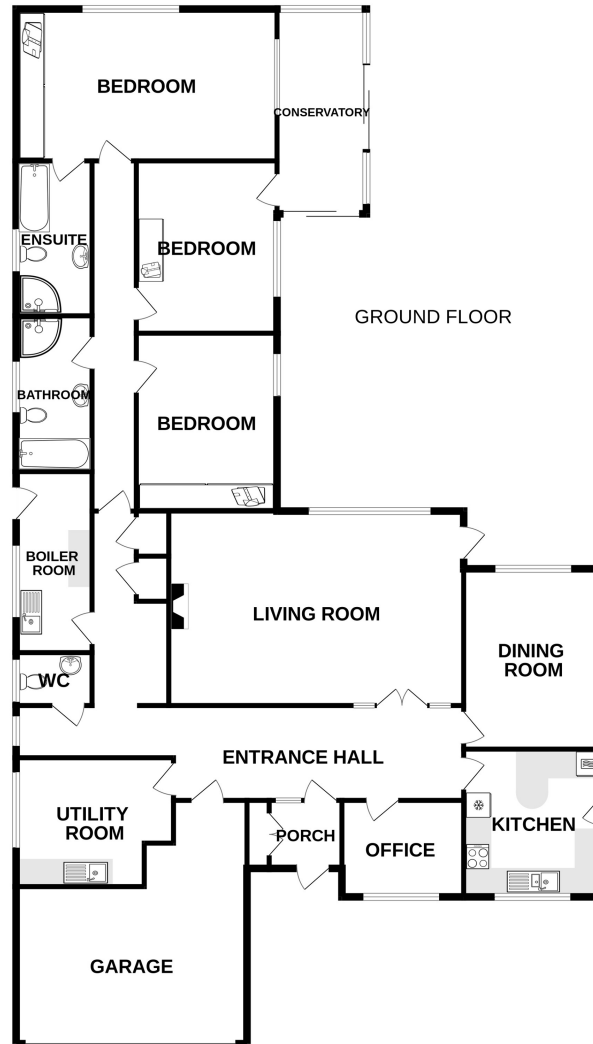
COUNCIL TAX BAND:

Band 'G'

EPC:

'D'





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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LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk ^{website}

sales@leaperstanbrook.co.uk ^{email}