



2 Churchfield Square, Eastbourne, BN21 2GN

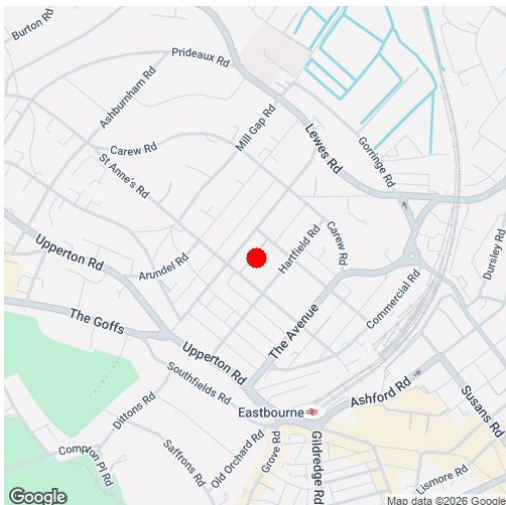
Price £488,500 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented town house with four double bedrooms forming part of an exclusive small gated Mews-style development enjoying a secluded location in the Upperton area of Eastbourne. The house forms part of a terrace of similar properties with accommodation arranged over three floors. The ground floor comprises a cloakroom/wc, a superb through living room with 17' sitting area and 15' dining area opening onto the delightful low maintenance rear garden with architectural plants giving an almost tropical feel. The kitchen is fitted with a comprehensive range of matching wall and base units with an integrated double oven, hob, fridge/freezer and dishwasher. There are two first floor bedrooms; the master bedroom has a range of fitted wardrobes a re-fitted ensuite shower room and an air conditioning unit, whilst the other two bedrooms on the second floor are served by a spacious re-fitted bathroom with both a bath and shower cubicle. Other benefits include gas central heating, sealed unit double glazing a water softener and parking for two vehicles in addition to the garage located opposite the house. Churchfield Square enjoys a most convenient location little more than a half mile from Eastbourne town centre and railway station and despite its close proximity to the town centre, enjoys an unusually quiet and secluded location.





At a Glance:

- Exclusive Mews-style development
- Four bedrooms
- Two re-fitted bath/shower rooms
- Fitted kitchen
- 32' through living room
- Delightful low maintenance garden
- Garage and additional off-road parking
- Gas central heating and sealed unit double glazing
- Approximately a half mile from Eastbourne railway station

Accommodation:

HALL

LIVING ROOM

SITTING AREA

17'0" (5.18m) x 13'9" (4.19m) narrowing to 9'

DINING AREA

15'0" (4.57m) x 9'0" (2.74m)

KITCHEN

15'0" (4.57m) x 7'9" (2.36m)

LANDING

MASTER BEDROOM

17'0" (5.18m) x 12'6" (3.81m)

EN-SUITE SHOWER ROOM

BEDROOM 4

10'10" (3.3m) x 10'0" (3.05m)

SECOND FLOOR LANDING

BEDROOM 2

16'6" (5.03m) x 9'10" (3m)

BEDROOM 3

16'6" (5.03m) x 9'10" (3m) including depth of fitted wardrobe

BEDROOM 4

17'0" (5.18m) Max x 11'10" (3.61m)

FAMILY BATHROOM

OUTSIDE

REAR GARDEN

Approximately 25' in depth

GARAGE

and additional parking for two vehicles

CHURCHFIELD SQUARE MANAGEMENT CHARGE

Approximately £400 per annum

COUNCIL TAX:

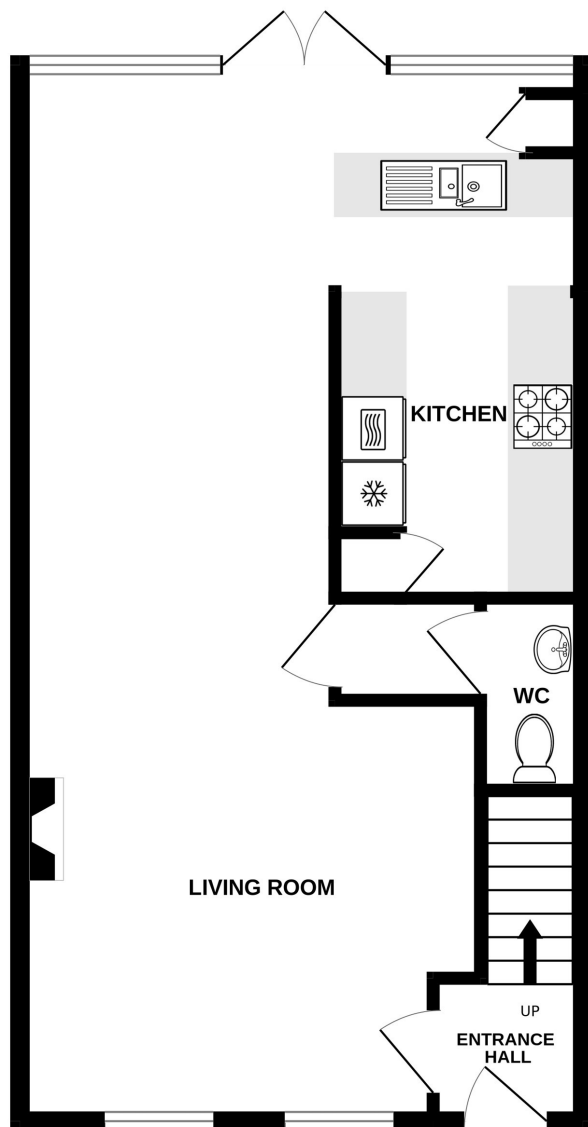
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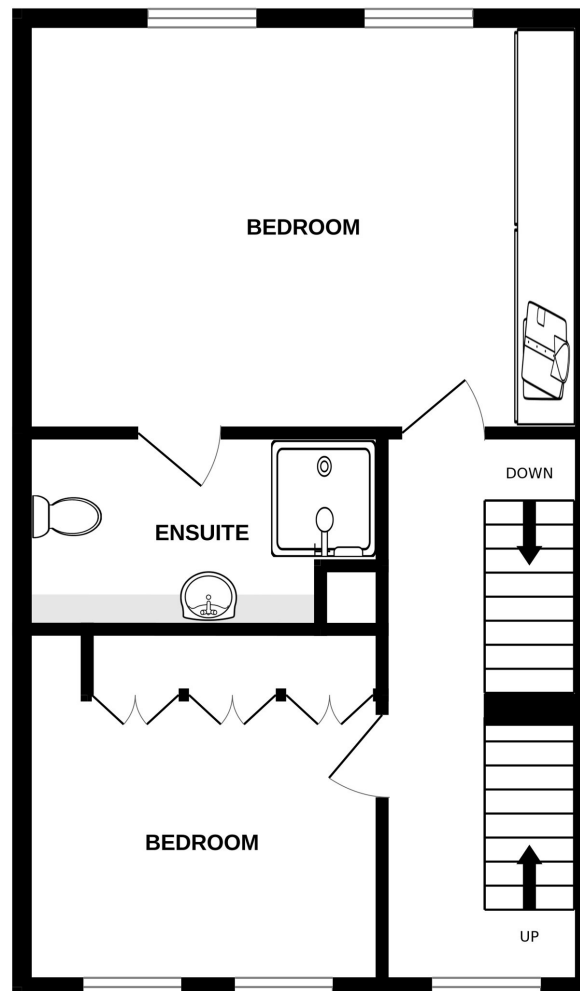
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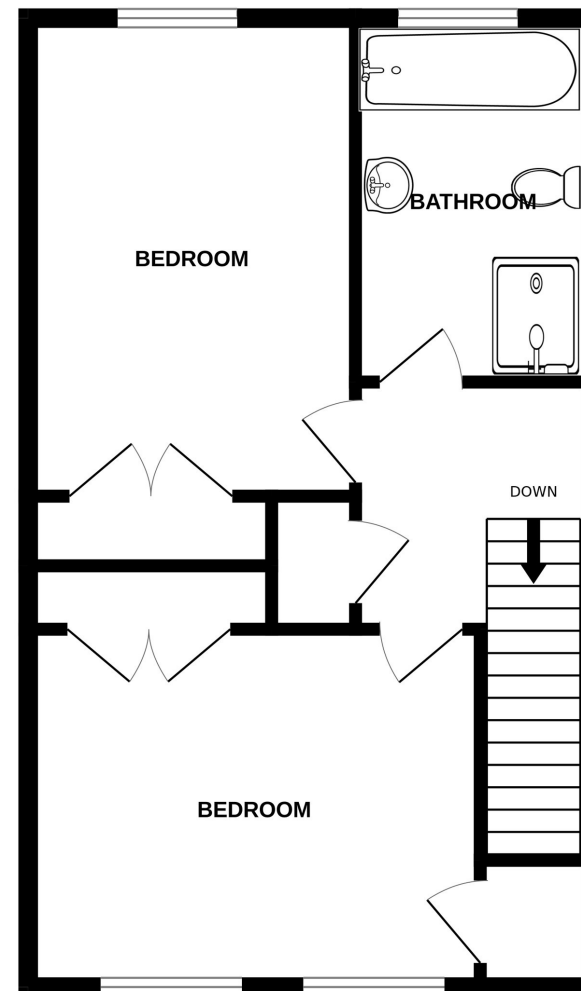
GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



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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