



24 Arlington Road, Saffrons, Eastbourne, East Sussex, BN21 1DL

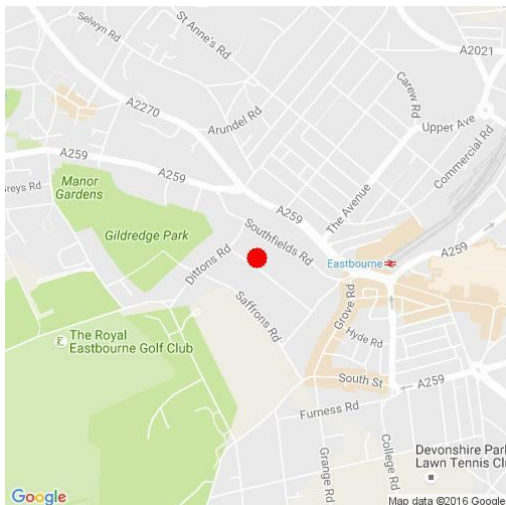
Price £835,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An outstanding detached residence of Edwardian character enviably located between Gildredge Park and Eastbourne town centre. The wonderfully spacious and versatile accommodation has been the subject of much improvement over recent years and of particular note is the magnificent 35' x 25' kitchen/breakfast room with bi-fold doors opening onto a raised decked area overlooking the rear garden. The kitchen is comprehensively fitted with a range of high gloss wall and base units with integrated appliances beneath granite work surfaces. There are three further reception rooms, one of which is currently arranged as a secondary kitchen. There are four principal bedrooms, one with en-suite bathroom and one with en-suite dressing room together with a superb recently re-fitted wet room on the first floor and three secondary bedrooms on the second floor. The house is set within walled gardens that extend to approximately 70' at the rear, whilst there is off road parking at the front of the house.





At a Glance:

- Three/four reception rooms
- Magnificent 35' x 25' kitchen/family room
- Six/seven bedrooms
- Three bathrooms
- 70' walled gardens
- Off road parking
- Beautifully appointed throughout
- Gas central heating

Accommodation:

VESTIBULE

RECEPTION HALL

SITTING ROOM

17'0" (5.18m) x 15'6" (4.72m)

KITCHEN/FAMILY ROOM

35'0" (10.67m) x 25'10" (7.87m) Max

STUDY

16'4" (4.98m) x 11'9" (3.58m) (arranged as bedroom)

BATHROOM/WC

SECONDARY KITCHEN

14'0" (4.27m) x 10'3" (3.12m)

HALF LANDING

WC

FIRST FLOOR LANDING

BEDROOM 1

19'0" (5.79m) x 13'6" (4.11m)

BEDROOM 2

17'3" (5.26m) x 16'0" (4.88m)

EN-SUITE DRESSING ROOM

BEDROOM 3

15'2" (4.62m) Max x 9'9" (2.97m)

EN-SUITE BATHROOM

BEDROOM 4

12'0" (3.66m) x 10'4" (3.15m) Max

WET ROOM

SECOND FLOOR LANDING

BEDROOM 5

16'0" (4.88m) x 13'6" (4.11m)

BEDROOM 6

20'10" (6.35m) x 11'7" (3.53m) Max

BEDROOM 7

9'7" (2.92m) x 9'6" (2.9m) (Restricted headroom)

OUTSIDE:

70' WALLED GARDEN

WORKSHOP 17'9" (5.41m) x 8'10" (2.69m)

OFF ROAD PARKING

COUNCIL TAX: Band "G"

EPC D





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. All details concerning any outgoings or terms of the Lease are subject to verification.



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