



3 Mendip Avenue, Eastbourne

Guide Price **£675,000**



3 Mendip Avenue

Eastbourne, East Sussex

Uptons is thrilled to present this remarkable and generously proportioned executive family home, nestled in a highly sought-after residential neighbourhood. This stunning property features six elegantly appointed bedrooms, providing ample space for relaxation and privacy. In addition to the bedrooms, the home boasts three spacious and inviting reception rooms, perfect for entertaining guests or enjoying cosy family gatherings. The heart of the home is a well-designed kitchen that seamlessly combines style and functionality.

Completing this impressive offering is a double garage, providing secure parking and additional storage, along with a charming outdoor outbuilding that can serve multiple purposes. The current owners have thoughtfully implemented a series of enhancements throughout the property, resulting in a truly exceptional living experience that caters to modern family life.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Reception Hall

The current owners have made the reception hall larger to create a more spacious and welcoming entrance. It has a double-glazed front door and an under-stair cupboard. The bespoke brushed steel feature staircase has matching skirting to the first-floor landing.

Ground Floor WC

A recently installed modern WC incorporating a hand wash basin with a vanity cupboard beneath it. Feature ladder-style radiator. Obscure double-glazed window. Tiled floor. Cupboard giving access to under-stairs storage.

Lounge

19' 4" x 11' 10" (5.90m x 3.60m)

Spacious, recently renovated with wall-length acoustic boarding fitted and attractive fire feature. Two Radiators, double-glazed windows to the front aspect and bi-fold timber doors to the orangery.

Kitchen

13' 1" x 8' 10" (4.00m x 2.70m)

Modern and sleek grey wall and base units with contrasting light work surfaces incorporate a ceramic sink. The kitchen is equipped with integral appliances: a dishwasher, washing machine, fridge, and freezer. It features a range cooker with five gas burners and a cooker hood.





Orangery

21' 0" x 10' 10" (6.40m x 3.30m)

The stunning glass roof lantern casts a warm glow, scattering light in every corner of this expansive dining area. Rich wood flooring adds a touch of elegance, while the sleek radiator ensures comfort during cooler months. The sliding patio doors seamlessly open up to the serene rear garden, inviting nature right into the space. Additionally, the exquisite glazed wooden bi-fold doors provide a striking transition to:

Family Room

16' 1" x 14' 1" (4.90m x 4.30m)

An ideal haven for entertainment regardless of the season, this space features stunning bi-fold doors that seamlessly blend indoor comfort with the beauty of the outdoors. The double-glazed panels invite natural light while keeping the atmosphere cosy. Rich wood flooring adds warmth underfoot, and a stylish radiator ensures the room remains inviting all year round. A door conveniently leads to the double garage, while a gleaming pool table stands ready for friendly competitions and laughter-filled gatherings.

Bedroom Three

11' 2" x 10' 10" (3.40m x 3.30m)

Bathed in natural light with double-aspect windows that frame the front of the property. This ground-floor room offers incredible versatility. Its adaptable design makes it the perfect space for a home office, a cosy TV room, an inspiring studio, or even a serene bedroom, depending on your preferences.





First Floor Landing

Spacious landing with two built-in cupboards and double-glazed windows. The landing has been reconfigured to make it bright and airy.

Master Bedroom (16' 1" x 12' 10")

A grand room featuring a vaulted ceiling, front windows for natural light, radiator.

Master En-suite Bathroom

Includes his-and-her sinks, a modern oval bathtub, a stylish shower cubicle, and a large double-glazed window.

Bedroom Two (11' 0" x 9' 5")

Bright room with double-aspect windows, wall-length mirrors, stylish wardrobes, and a cosy radiator.

Bedroom Two En-suite Shower Room

Updated with a sleek wash basin, modern WC, built-in storage, and refreshing shower cubicle.

Bedroom Four (12' 6" x 8' 6")

Garden view and connect to the master suite dressing room.

Bedroom Five (11' 6" x 9' 10")

Bright room overlooking the rear garden.

Bedroom Six (9' 10" x 6' 7")

Currently, it is a cosy home office with a double-glazed window.

Family Bathroom

Renovated with modern finishes, stylish wash basin, sleek WC, luxurious bath with shower screen, and contemporary shower.





REAR GARDEN

The rear garden is a generous retreat, designed for easy upkeep, featuring a spacious patio area perfect for alfresco dining and relaxation. Surrounding the patio, beautifully gravelled borders beckon a variety of vibrant plants, adding color and life to the space. A sturdy timber fence encloses the garden, creating a private oasis. At the back, a charming brick-built outbuilding, elegantly clad in composite weatherboard, stands ready to be transformed into your ideal gym, inspiring office, creative studio, or cosy garden room. Equipped with power and lighting, this versatile space offers endless possibilities for your personal or professional pursuits.

FRONT GARDEN

The property features a lush, well-maintained lawn, complemented by convenient side access leading to the rear garden on both sides. A spacious driveway offers ample parking, accommodating multiple vehicles with ease, ensuring that guests and residents alike experience hassle-free access.

GARAGE

Double Garage

Experience the convenience of electric roller doors that provide effortless access for your vehicles. Inside, you'll find optimised power and lighting solutions creating a bright, welcoming atmosphere. An integral door seamlessly connects to the family room, fostering a sense of flow throughout the space. Additionally, the fitted floor-to-ceiling storage cupboards offer ample room for organising your belongings, combining functionality with a sleek, modern aesthetic.



GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



1ST FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 2384 sq.ft. (221.5 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

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