



**Rowsley Road, Eastbourne BN20 7XS**



**welcome to**

**Rowsley Road, Eastbourne**

An exceptionally spacious and beautifully appointed four-bedroom detached residence located within the most exclusive of Meads locations.



### **Entrance Porch**

Window and door to the front aspect.

### **Entrance Hall**

Double glazed window to the side aspect. Window to the front aspect. Door to the front aspect. Radiator. Cupboards. Alarm system.

### **Lounge**

19' 10" into recess x 15' ( 6.05m into recess x 4.57m )  
Double glazed window to the front aspect. Radiator.  
Gas fire place. Sea views. Archway leading to:

### **Dining Room**

10' 10" x 12' 9" ( 3.30m x 3.89m )  
Double glazed French doors to the rear aspect.  
Double glazed window to the rear aspect. Radiator.

### **Kitchen**

18' 10" max x 10' 9" ( 5.74m max x 3.28m )  
A bespoke handmade kitchen with a range of wall and base units with stone work tops incorporating a sink and drainer units with an additional butler sink. Double electric oven with a five ring gas hob with cooker hood above. Larder cupboard. Integral dish washer and washer / dryer. American fridge / freezer. Cupboard containing boiler. Radiator.  
Double glazed window to the side and rear aspect.  
Double glazed door to the rear aspect.

### **Cloakroom**

Low level W.C. Wash hand basin. Heated towel rail.  
Double glazed window to the front aspect.

### **First Floor Landing**

Stairs leading from ground floor to first floor landing.  
Double glazed window to the front aspect with sea views. Loft access. Radiator. Airing cupboard.

### **Bedroom 1**

15' x 12' ( 4.57m x 3.66m )  
Double glazed window to the front aspect with sea views. Fitted wardrobes. Radiator.

### **En - Suite**

Comprising a walk in shower cubicle with over head shower attachment. His and hers sinks. Heated towel rail. Low level W.C. Extractor fan. Vanity unit. Double glazed window to the side aspect.

### **Bedroom 2**

13' 3" x 11' 5" ( 4.04m x 3.48m )  
Double glazed window to the side aspect with sea views. Fitted wardrobes. Radiator.

### **Bedroom 3**

14' 5" x 9' 4" ( 4.39m x 2.84m )  
Double glazed window to the side and rear aspect.  
Fitted wardrobes. Radiator.

### **Bedroom 4**

10' 10" x 9' 2" ( 3.30m x 2.79m )  
Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Vanity unit. Heated towel rail. Double glazed window to the rear aspect. Extractor fan.

### **Rear Garden**

Patio area adjoining the property with steps to maintained rear garden with flower beds. Mature shrubs. Side gate.

### **Double Garage**

Electric up and over door. Power and lighting.

### **Off Road Parking**

Block paved drive for multiple vehicles.



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welcome to

## Rowsley Road, Eastbourne

- SUBSTANTIAL DETACHED RESIDENCE
- FOUR DOUBLE BEDROOMS WITH EN SUITE TO MASTER
- LUXURIOUSLY APPOINTED KITCHEN/BREAKFAST ROOM
- 19' LOUNGE WITH SEPERATE DINING ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: D



**£895,000**

Total floor area 187.6 m<sup>2</sup> (2,019 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:  
EBN119050 - 0002

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