



8 Warren Close, Eastbourne, BN20 7TY

ROWLAND
GORRINGE

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**Guide Price £900,000 -
£950,000**

A deceptively spacious and immaculately presented three bedroom, three bathroom detached bungalow in a most sought after close within Meads. Modern fixtures throughout with open plan living and an abundance of light and space.

This spacious bungalow is light and bright throughout with spacious internal accommodation comprising; Welcoming entrance hall providing access to the dual aspect lounge which has solid wood flooring, picture windows and patio doors which lead onto the rear patio. The impressive and modern open plan kitchen diner spans 28' in length comprising matching wall and base cupboards, work surface, island with seating under, integrated appliances and two sets of patio doors which lead onto the rear patio.

There are three double bedrooms, two of which boast ensembles, whilst bedroom three has access to the utility rooms and side porch, ideal for studio or self contained living. The double

garage and further shower room complete the internal accommodation.

Outside to the front there is off road parking leading to the double garage, remainder lawn area and private side access. The rear garden is secluded, having a beautifully sunny rear patio ideal for entertaining, retaining wall and further grass area.

Nb. Bedroom three is currently used as a office/ home clinic space with waiting area and separate entrance. This room has a multitude of uses and could easily be adapted for private self contained living, studio or clinic.

This sought after residential area is well served by the excellent local shopping facilities of Meads village with the most scenic part of Eastbourne seafront just beyond. Eastbourne town centre offers a wide range of amenities including main line rail services to London Victoria and to Gatwick. Eastbourne boasts one of the finest Victorian sea fronts in Sussex and one of the largest sailing marinas on the south coast. Sporting facilities in the area also include 3 principal golf courses, tennis and bowls. There is world class opera at nearby Glyndebourne and Channel ferries from Newhaven.









Spacious Entrance Hall

Open Plan Kitchen Diner
28'8" x 15'9" (8.74m x 4.80m)

Lounge
27'1" x 14'10" (8.26m x 4.52m)

Shower Room

Inner Hall

Bedroom
17'11" x 12'11" (5.46m x 3.94m)

Ensuite Bathroom

Bedroom
17'11" x 12'8" (5.46m x 3.86m)

Ensuite Shower Room

Bedroom
19'11" x 10'5" (6.07m x 3.18m)

Utility Room

Side Porch

Front & Rear Gardens

Ample Off Road Parking

Double Garage
18'4" x 14'8" (5.59m x 4.47m)

EPC: D

Council Tax Band: G





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Approximate Gross Internal Floor Area = 192.6 sq m / 2074 sq ft

Garage Area = 24.9 sq m / 269 sq ft

Total Area = 217.5 sq m / 2343 sq ft

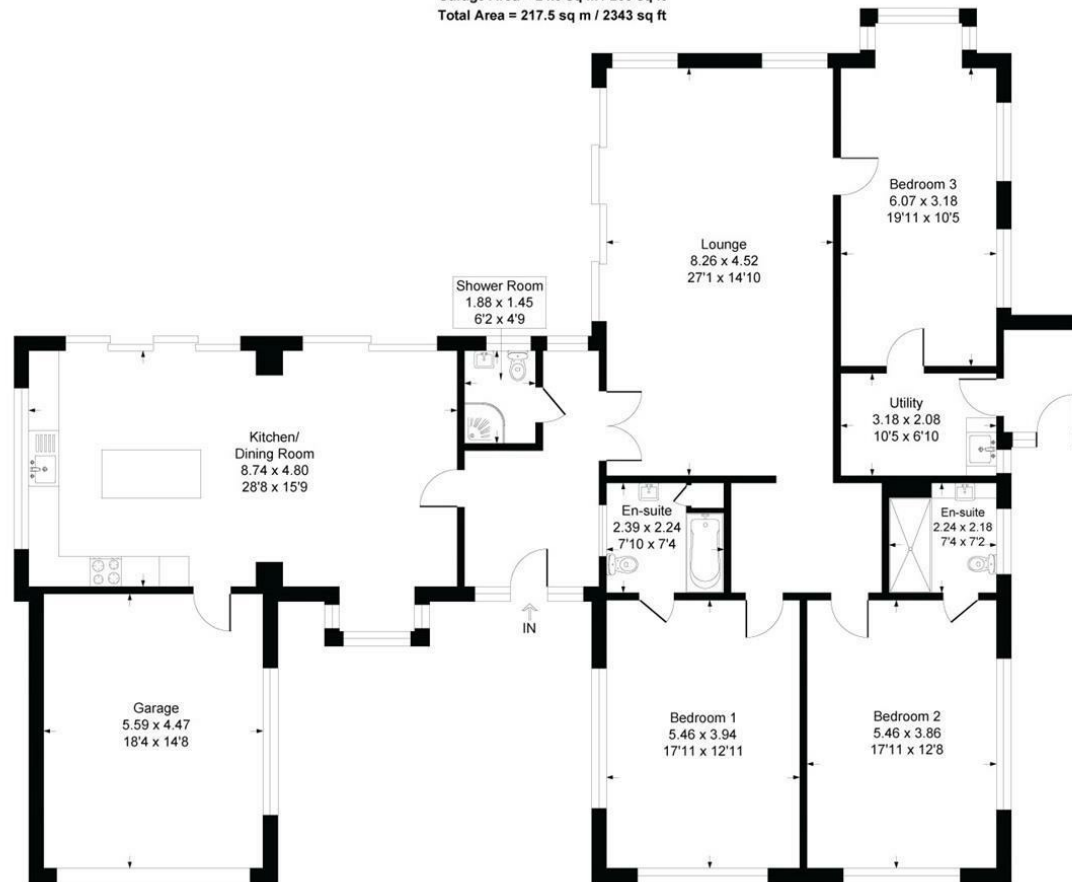


Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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