



5 Paradise Close, Eastbourne, BN20 8BT

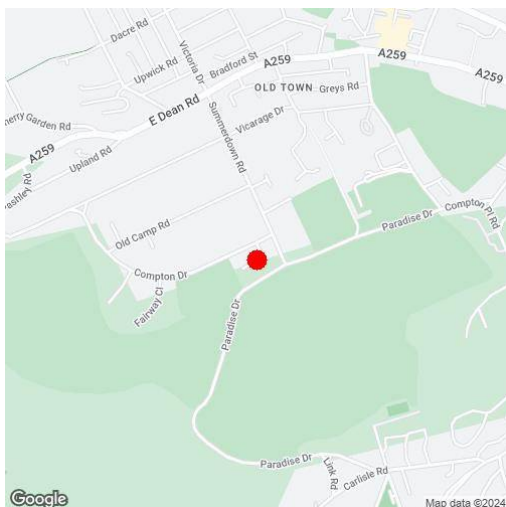
Price £645,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A modern detached house in the favoured Summerdown area, set within truly delightful southerly facing landscaped gardens. This particularly well maintained house is set well back from the road and provides beautifully proportioned accommodation that has the potential to be substantially extended, subject to planning approval. The property currently provides two newly decorated communicating reception rooms, together with a fitted kitchen with integrated oven, microwave and hob, and a large utility / breakfast room. There is also a conservatory and ground floor shower room/wc. The three generous bedrooms all have fitted wardrobes and are served by a re-fitted bathroom. The gardens are an important feature and are principally laid to lawn extending to 40' at the front and approximately 70' at the rear. The latter enjoys considerable privacy and has an abundance of mature shrubs and specimen trees. A gate at the rear provides access onto Paradise Drive which leads to The Royal Eastbourne Golf Course and open Downland whilst the much in demand Gildredge House Free School and a Waitrose store are in the vicinity. Eastbourne town centre and railway station are approximately 3/4 mile distant.





### At a Glance:

- Delightful southerly facing landscaped gardens
- Considerable scope to extend
- Three double bedrooms
- Two reception rooms
- Fitted kitchen
- Two bath/shower rooms
- Backing towards The Royal Eastbourne Golf Course
- Garage
- Gas central heating and sealed unit double glazing
- No onward chain

### Accommodation:

**FRONT DOOR TO PORCH**

**HALL**

**SHOWER ROOM/WC**

**SITTING ROOM**

14'4" (4.37m) x 14'2" (4.32m) opening to:

**DINING ROOM**

12'0" (3.66m) x 10'6" (3.2m)

**CONSERVATORY**

12'0" (3.66m) x 9'4" (2.84m)

**KITCHEN**

13'6" (4.11m) x 10'7" (3.23m)

**UTILITY/BREAKFAST ROOM**

12'3" (3.73m) x 9'0" (2.74m)

**LANDING**

**MASTER BEDROOM**

14'4" (4.37m) x 13'6" (4.11m)

**BEDROOM 2**

14'2" (4.32m) x 10'6" (3.2m)

**BEDROOM 3**

11'0" (3.35m) x 9'0" (2.74m)

**BATHROOM/WC**

**OUTSIDE:**

**DELIGHTFUL SOUTHERLY FACING GARDEN**

**GARAGE**

14'4" (4.37m) x 9'0" (2.74m)

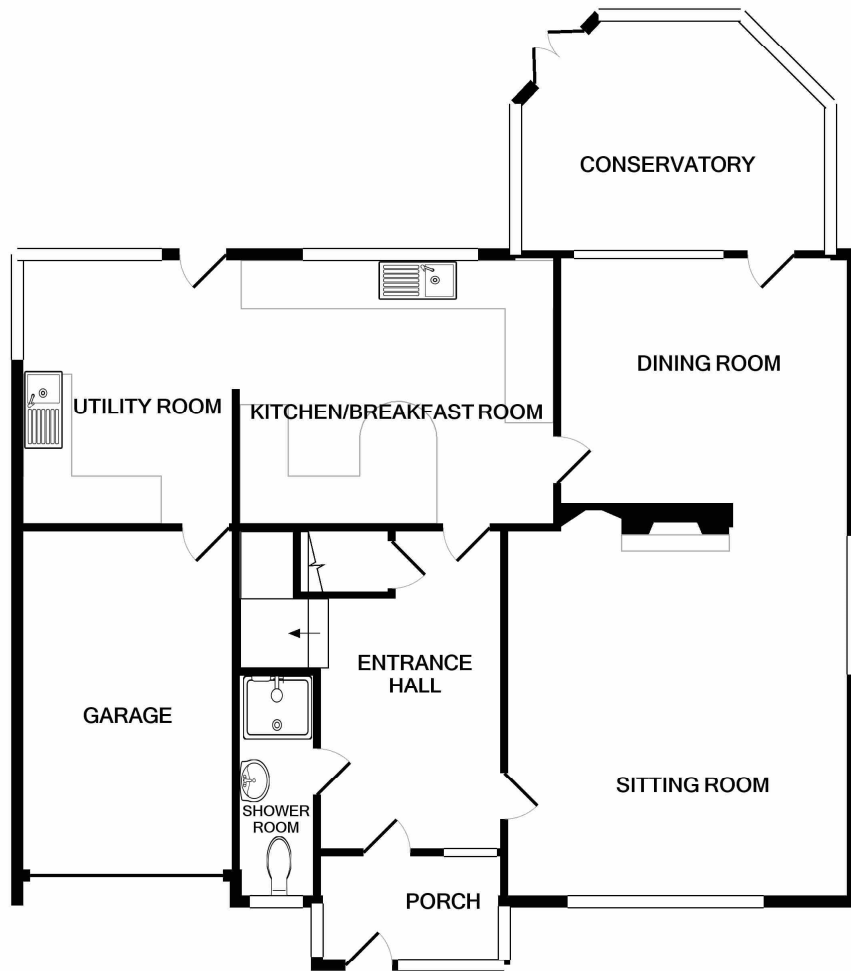
**COUNCIL TAX:**

Band "F"

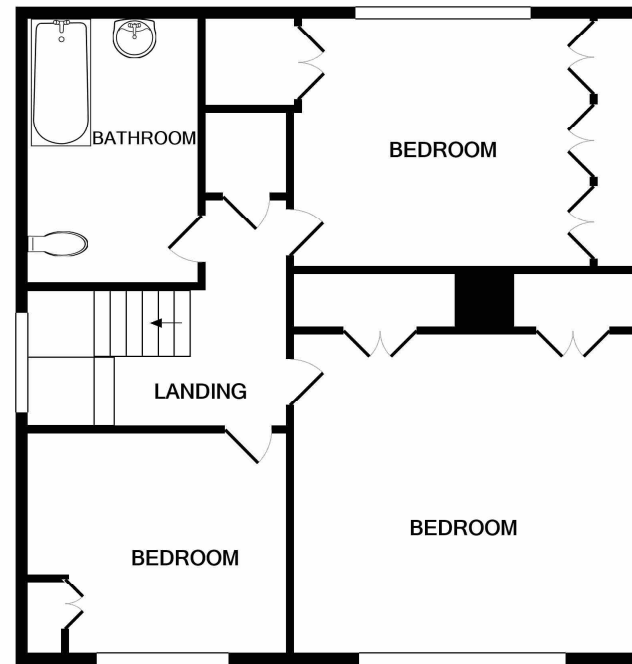
**EPC:**

"D"





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.  
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