



New Merrywood, 20 Compton Drive, Eastbourne, BN20 8BX

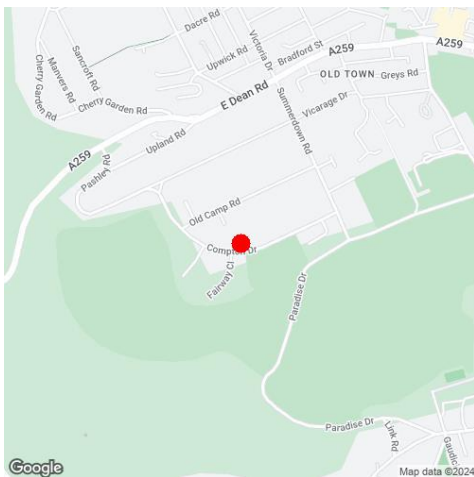
Price £1,250,000 | Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
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MEADS STREET OFFICE  
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An outstanding five bedroom detached residence of individual design, set well back from the road within immaculately maintained gardens, located in one of the most desirable roads in Eastbourne. New Merrywood provides wonderfully spacious living accommodation set around a delightful reception hall with handsome staircase rising to the first floor. The ground floor comprises a formal sitting room, and large study to the front of the house, with a well fitted kitchen opening into the dining room and in turn to a superb 20' x 19' living room extension with bi-fold doors providing access to the magnificent 150' rear garden. Five generous bedrooms are on the first floor, with the master having a dressing area and en-suite shower room, whilst the other bedrooms are served by the family bathroom. The house is set within truly beautiful gardens with the rear principally laid to a manicured lawn with an abundance of mature evergreen shrubs and trees giving an ever changing seasonal scene, with various areas for sitting either in the sun or the shade. Views towards the South Downs and Royal Eastbourne Golf Course are enjoyed from the front of the house. There is ample off-road parking in addition to the double garage that is currently used as a studio with the potential for an annexe conversion if required and subject to any necessary consents being obtained. Compton Drive is located in the Summerdown area of Eastbourne, within 1 mile of the town centre and access to The South Downs within a few hundred yards. Independent and State schools are in the vicinity as are local shopping facilities, including a Waitrose store.





### At a Glance:

- Highly desirable Summerdown location
- Magnificent gardens
- Five bedrooms
- Four reception rooms
- Two bath/shower rooms (one en-suite)
- Double garage/studio
- Sealed unit double glazing
- Gas central heating

### Accommodation:

**VESTIBULE**

**SPACIOUS RECEPTION HALL**

**CLOAKROOM / WC**

**KITCHEN**

12'6" (3.81m) x 12'4" (3.76m)

**UTILITY ROOM**

**SITTING ROOM**

24'3" (7.39m) x 15'9" (4.8m)

**DINING ROOM**

13'3" (4.04m) x 12'0" (3.66m)

**STUDY**

13'0" (3.96m) x 10'9" (3.28m)

**LIVING / GARDEN ROOM**

20'9" (6.32m) x 19'3" (5.87m)

**LANDING**

**MASTER BEDROOM**

24'3" (7.39m) x 14'0" (4.27m) including dressing area

**EN-SUITE BATHROOM**

**BEDROOM 2**

13'0" (3.96m) x 10'9" (3.28m)

**BEDROOM 3**

11'6" (3.51m) x 10'9" (3.28m)

**BEDROOM 4**

12'0" (3.66m) x 9'6" (2.9m)

**BEDROOM 5**

12'0" (3.66m) x 9'6" (2.9m)

**FAMILY BATHROOM**

**OUTSIDE:**

**FRONT AND REAR GARDENS**

**DOUBLE GARAGE**

23'6" (7.16m) x 17'0" (5.18m)

**COUNCIL TAX:**

Band 'G'

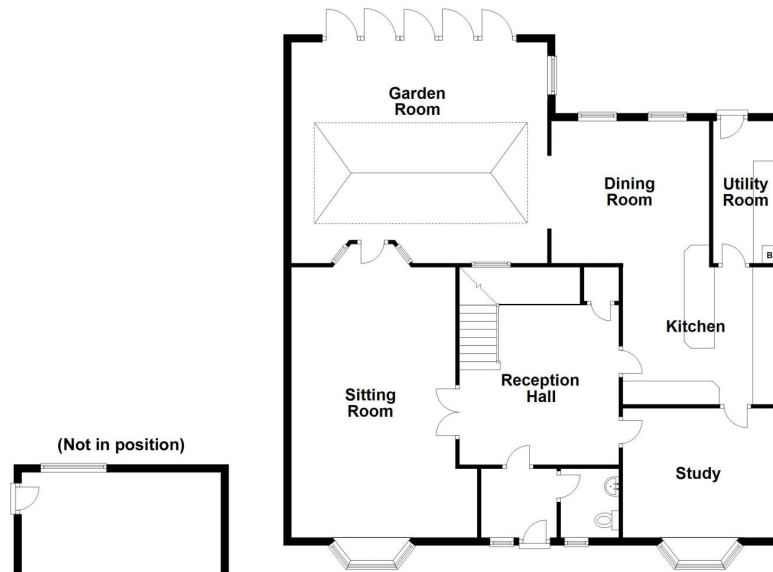
**EPC:**

'D'



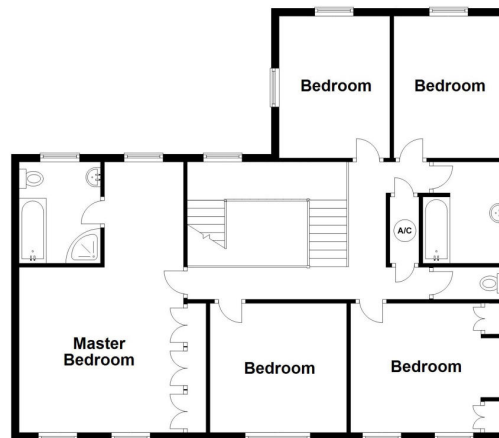
### Ground Floor

Approx. 149.9 sq. metres (1613.8 sq. feet)



### First Floor

Approx. 109.4 sq. metres (1177.1 sq. feet)



Total area: approx. 259.3 sq. metres (2790.9 sq. feet)  
For illustration purposes only - not to scale

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.

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