



15 Chalvington Road, Eastbourne, BN21 2SX

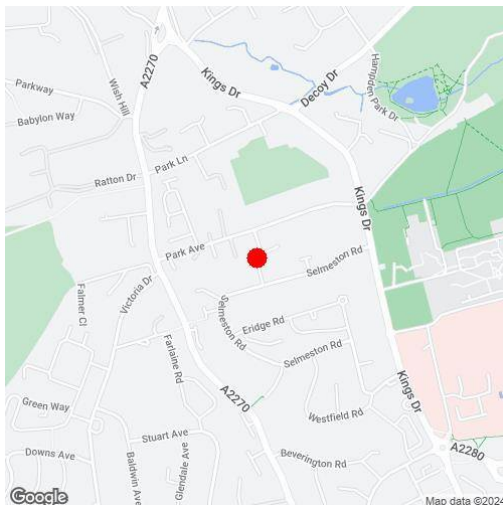
Price £625,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An immaculately presented and spacious link-detached house with four bedrooms and three bathrooms forming part of a small development of just four houses constructed in 2011. The house boasts an attractive appearance with brick and part tile hung elevations set within secluded gardens that enjoy a southwesterly rear aspect. The accommodation comprises a splendid 24' reception hall with oak flooring, an 18' x 13' sitting room with double doors opening onto the rear garden and separate dining room. There is a fitted kitchen with integrated electric eye level oven and grill, ceramic electric hob, dishwasher and a convenient utility room. The garage has been partly converted to provide a play/family room, but the garage could easily be reinstated if required. There are four double bedrooms all of which have fitted wardrobes and the main bedroom enjoys a recently re-fitted stylish wet room and there is a second en-suite shower room to one of the bedrooms together with a family bathroom. Other benefits include gas fired central heating and sealed unit double glazing. The house occupies a popular and convenient location in the Little Ratton area of Eastbourne with schools catering for most age groups in the immediate vicinity. Eastbourne town centre and railway station, served by both the Kings Drive and Willingdon Road bus routes are approximately 1.75 miles distant.





At a Glance:

- Beautifully presented four bedroom link-detached house
- Popular Little Ratton area
- Stunning kitchen with utility room
- Sitting room overlooking secluded rear garden
- Family/play room
- Family bathroom, en-suite wet room and further en-suite shower room
- Downstairs wc
- Close to good local schools and Hampden Park
- Driveway and partly converted garage
- Double glazed and gas central heating

Accommodation:

FRONT DOOR

VESTIBULE

24' RECEPTION HALL

SITTING ROOM

18'10" (5.74m) x 13'10" (4.22m)

CLOAKROOM

DINING ROOM

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

KITCHEN

12'3" (3.73m) x 9'10" (3m)

UTILITY ROOM

7'0" (2.13m) x 6'0" (1.83m)

FAMILY/PLAY ROOM

10'4" (3.15m) x 9'10" (3m) formerly part of the garage.

LANDING

MASTER BEDROOM

17'6" (5.33m) x 14'0" (4.27m)

EN-SUITE WET ROOM

BEDROOM 2

14'0" (4.27m) x 10'6" (3.2m) Plus Recess

EN-SUITE SHOWER ROOM

BEDROOM 3

12'6" (3.81m) x 10'0" (3.05m)

BEDROOM 4

9'10" (3m) x 9'9" (2.97m)

FAMILY BATHROOM

OUTSIDE:

GARAGE/STOREROOM

10'0" (3.05m) x 7'0" (2.13m)

GARDENS

COUNCIL TAX:

Band "F"

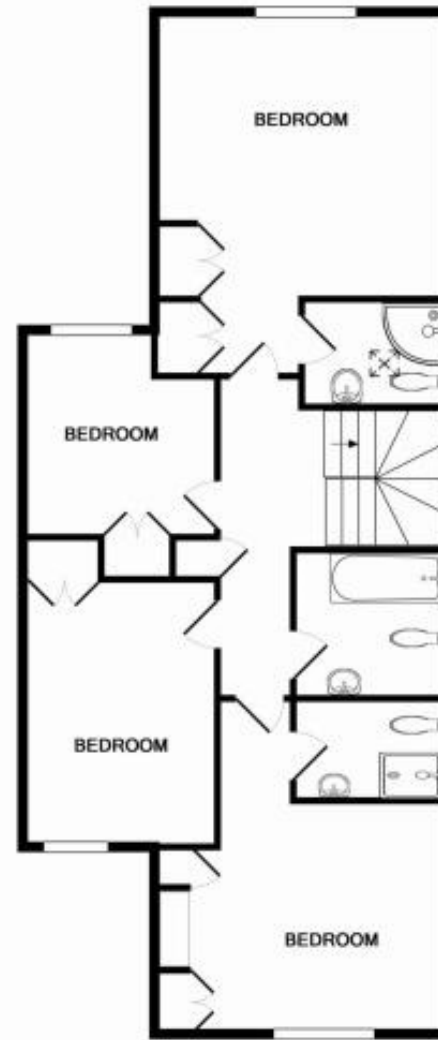
EPC:

"C"





GROUND FLOOR
APPROX. FLOOR
AREA 885 SQ. FT.
(82.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 806 SQ. FT.
(74.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1691 SQ.FT. (157.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any photographs provided.
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