



April Cottage, 90 Ocklynge Road, Eastbourne, BN21 1QA

Price £550,000 | Freehold

**LS Leaper
Stanbrook**

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A wonderfully spacious four bedroom semi-detached residence of Victorian character appointed to an exceptionally high standard. The house has been the subject of much improvement by the present owners and perfectly blends the original character including some fine cast iron fireplaces and stripped wood doors with contemporary design features. The accommodation includes a spacious hall with oak flooring, two reception rooms together with a magnificent 17' x 15' kitchen/breakfast room extension that has been skilfully designed to allow an abundance of natural light with Velux roof lights and virtually full-width bi-fold doors opening on to the delightful walled rear garden. The kitchen area is beautifully fitted with a comprehensive range of high gloss wall and base units beneath granite work surfaces and with underfloor heating. Integrated appliances include a dishwasher double oven, and hob with extractor hood set within a central island. The adjacent utility room has plumbing for a washing machine. A handsome staircase rises from the hall to the first floor where the four bedrooms are served by a refitted bathroom/wc and second separate wc. Other benefits include gas central heating and sealed unit double-glazed sash-style windows. Located on the borders of Old Town and Ocklynge, the area is particularly well served by schools catering for all age groups, whilst local shopping facilities including a Waitrose store are in the immediate vicinity. An internal inspection is essential to appreciate the merits of this outstanding family home.





At a Glance:

- Four bedrooms
- Two reception rooms
- Superb 17' x 15' kitchen/breakfast room
- Refitted bathroom/wc and two additional refitted cloakroom/wc's
- Sealed unit sash-style double-glazed windows
- Delightful walled garden
- Gas central heating
- Beautifully presented throughout
- A perfect blend of period character with contemporary design

Accommodation:

Vestibule

Reception hall

Sitting room

15'0" (4.57m) x 14'0" (4.27m)

Dining room

13'0" (3.96m) x 12'8" (3.86m)

Kitchen/breakfast room

17'0" (5.18m) x 15'6" (4.72m)

Utility room

12'6" (3.81m) x 4'9" (1.45m)

Lean to/Storage room

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

Cloakroom/wc

First floor landing

Bedroom 1

12'6" (3.81m) x 11'6" (3.51m)

Bedroom 2

12'6" (3.81m) x 11'7" (3.53m)

Bedroom 3

12'4" (3.76m) x 8'10" (2.69m)

Bedroom 4

9'0" (2.74m) x 7'0" (2.13m)

Bathroom/wc

Separate wc

Outside:

Delightful walled 40' garden

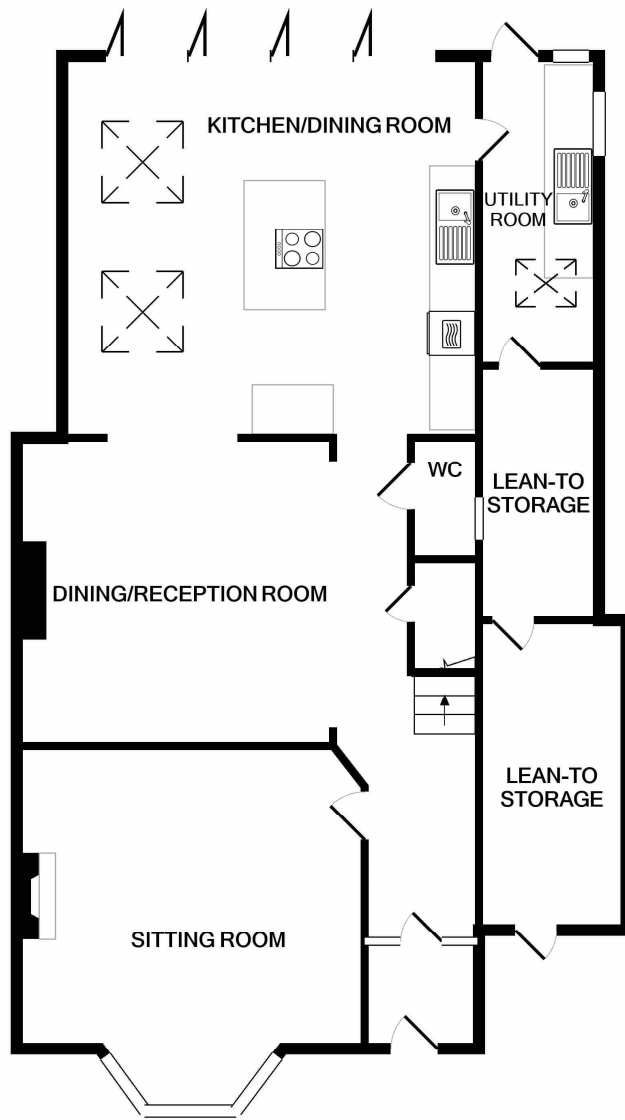
EPC

Band "D"

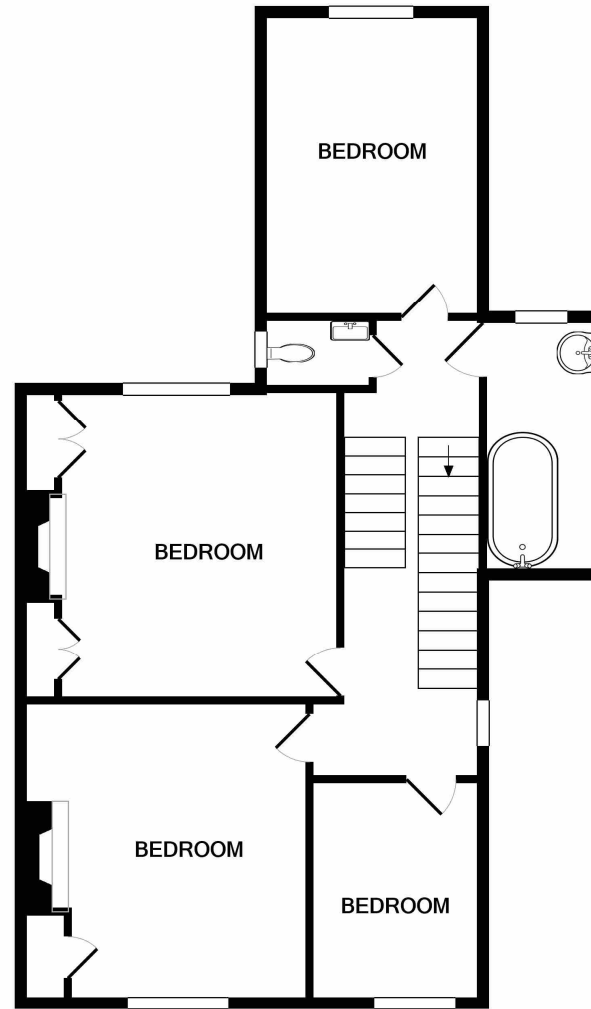
COUNCIL TAX

Band "D"





GROUND FLOOR



1ST FLOOR

Ref: 1

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