



19 Peppercombe Road, Eastbourne, BN20 8JH

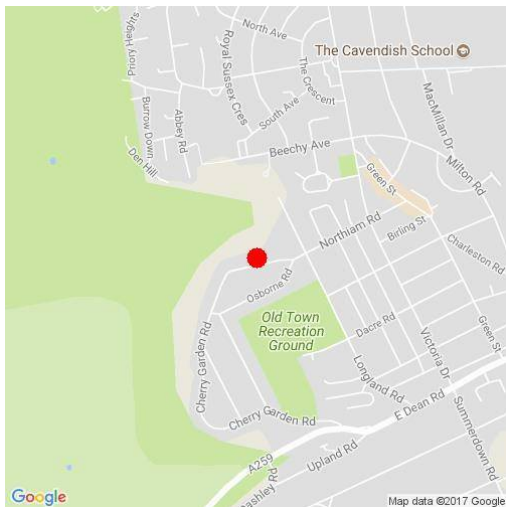
Price £575,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A deceptively spacious three/four bedroom detached residence affording glorious sea views over Old Town to the English Channel. The accommodation has been significantly extended at the rear to create a magnificent 28' x 19' U-shape kitchen/family room with casement doors leading to an extensive south facing terrace which fully exploits the magnificent views. The kitchen area incorporates a comprehensive range of high quality wall and base units with granite work surfaces and an integrated oven, hob and dishwasher. Virtually the whole of the ground floor is open plan with the kitchen/family room opening into a 28' through living room. The original garage has been converted to provide either a ground floor bedroom or study. The three first floor bedrooms are of a good size and the bathroom has been re-fitted in recent years. Steps lead down from the terrace to the lawned garden that extends to approximately 80'. Located in the favoured Old Town area, schools catering for most age groups are in the vicinity, whilst Eastbourne town centre is approximately 1.5 miles distant. An internal inspection is essential to appreciate the merits of this outstanding family home.





At a Glance:

- Magnificent 28' x 19' U-shape kitchen/family room
- 28' Living room
- Ground floor bedroom/study
- Three first floor bedrooms
- Glorious views across playing fields to the sea
- Off road parking
- Beautifully appointed throughout
- Re-fitted bathroom
- Gas central heating
- Sealed unit double glazing

Accommodation:

HALL

SITTING ROOM

28'9" (8.76m) x 12'0" (3.66m)

KITCHEN/FAMILY ROOM

28'8" (8.74m) x 19'0" (5.79m) narrowing to 12'6"

BEDROOM 4/STUDY

15'0" (4.57m) x 7'8" (2.34m)

CLOAKROOM/WC

LANDING

BEDROOM 1

14'10" (4.52m) x 12'0" (3.66m)

BEDROOM 2

12'7" (3.84m) x 12'0" (3.66m)

BEDROOM 3

10'2" (3.1m) x 9'4" (2.84m)

BATHROOM/WC

OUTSIDE:

GARDEN

approximately 100' in depth

OFF ROAD PARKING

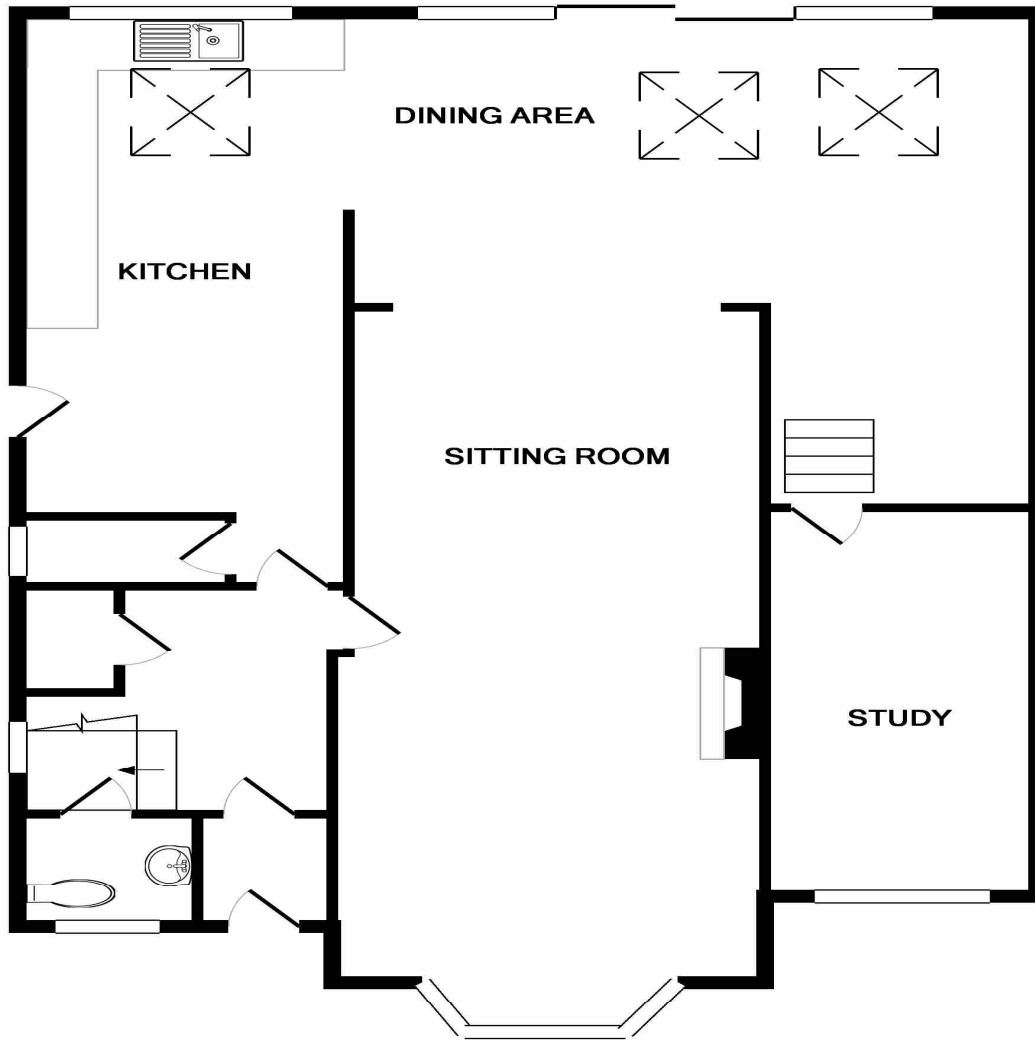
COUNCIL TAX:

Band "D"

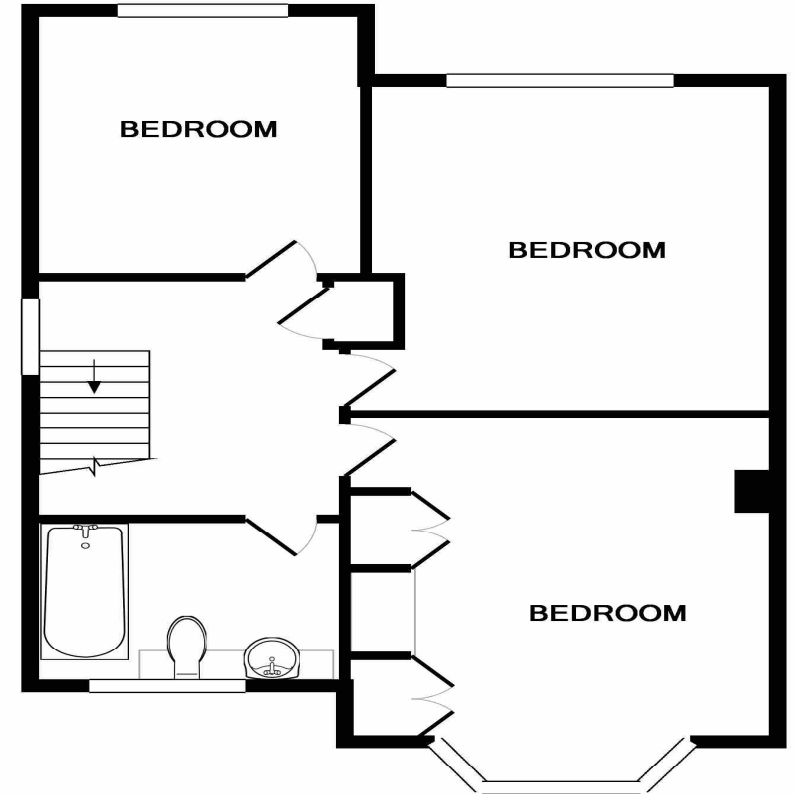
EPC:

Band "D"





GROUND FLOOR



1ST FLOOR

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.



5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk