



**18 Gaudick Close, Eastbourne, BN20 7QF**

**Price £465,000 | Freehold**

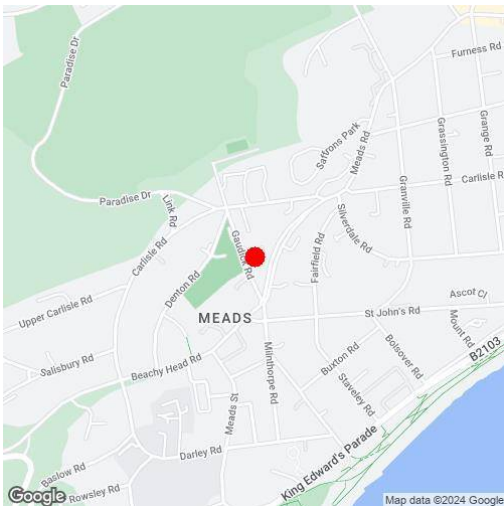
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



A well presented three bedroom terraced house located within a quiet cul-de-sac in the much sought after Meads area of Eastbourne within walking distance of Meads village and the picturesque seafront. This delightful property is offered to the market chain free and boasts accommodation comprising entrance hall, spacious open plan sitting/dining room, kitchen with range of work surface with drawers and cupboards with matching wall units above, conservatory, downstairs wc, three good size bedrooms and bathroom with suite comprising panelled bath, wash hand basin and low level wc. There are gardens to the front and rear with areas of lawn and a variety of plants, shrubs and trees. The property enjoys the benefit of a single garage with parking in front located in a nearby block. The property is double glazed and has gas central heating.







### At a Glance:

- Three bedroom terraced house
- Sought after Meads location
- Quiet cul-de-sac position
- Walking distance to Meads village and seafront
- Spacious sitting/dining room
- Kitchen
- Conservatory
- Bathroom
- Downstairs wc
- Chain free

### Accommodation:

#### KITCHEN

9'10" (3m) x 8'10" (2.69m)

#### SITTING/DINING ROOM

26'7" (8.1m) Max x 12'9" (3.89m) Max

#### DOWNSTAIRS WC

#### CONSERVATORY

7'8" (2.34m) x 7'1" (2.16m)

#### FIRST FLOOR LANDING

#### BEDROOM 1

12'3" (3.73m) x 12'2" (3.71m)

#### BEDROOM 2

12'1" (3.68m) x 11'6" (3.51m)

#### BEDROOM 3

8'10" (2.69m) x 8'0" (2.44m)

#### BATHROOM

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### GARAGE

with parking space in front located in a nearby block.

#### COUNCIL TAX:

Band "E"

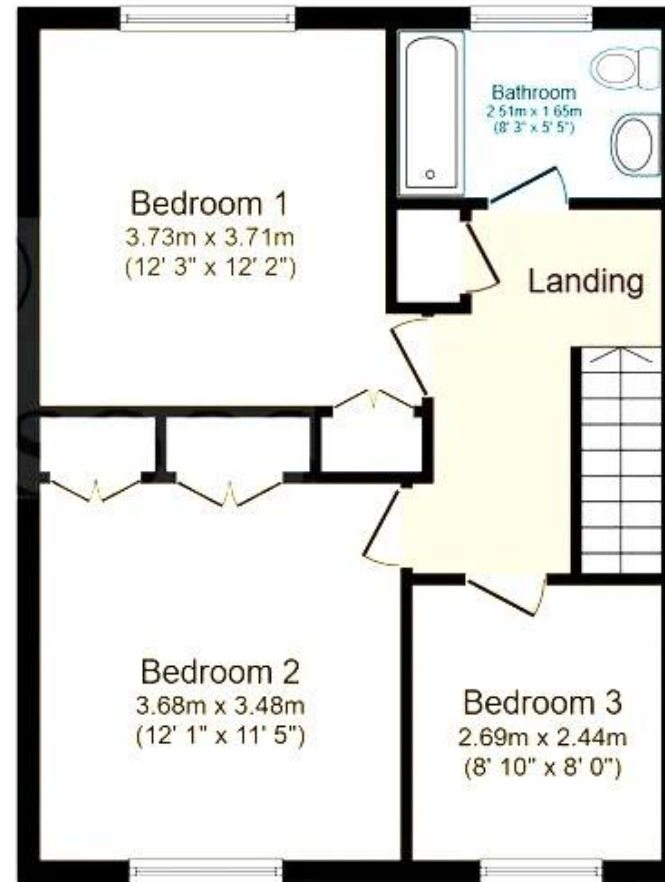
#### EPC:

"C"





**Ground Floor**



**First 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.

**LS Leaper Stanbrook**

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