



1 Wellington Close, Eastbourne, BN23 5AR

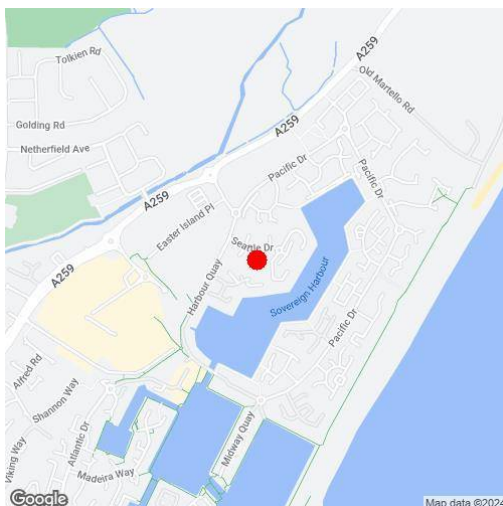
Offers in Excess of £595,000 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A unique opportunity to acquire this modern three bedroom detached house built by well respected house builders Millwood Designer Homes and located on the popular Henley Park development on the North Harbour. This delightful property is positioned within a quiet cul-de-sac and is within walking distance to the many cafes, restaurants and amenities the harbour has to offer as well as The Crumbles Retail park which has a host of high street stores and supermarkets. This wonderful home enjoys beautifully presented accommodation throughout comprising on the ground floor:- entrance hall, sitting room, kitchen/breakfast room leading to dining room, utility room, downstairs wc and one bedroom with stylish en-suite shower room. Stairs rise from the entrance hall to the first floor landing and there are two good size double bedrooms, one having a study/dressing room off it and there is also a modern shower room which is accessed via doors from both the bedrooms. To the front there is a driveway which leads to an integral garage and to the rear there is a secluded garden with a lawn, summerhouse, a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating.





At a Glance:

- Modern three bedroom detached house
- Popular North Harbour development
- Built by Millwood designer Homes
- Sitting room
- Kitchen/breakfast room
- Dining room
- Utility Room
- Two stylish shower rooms and downstairs wc
- Chain Free
- Double glazing and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

16'4" (4.98m) x 10'5" (3.18m)

KITCHEN / BREAKFAST ROOM

14'7" (4.45m) x 9'8" (2.95m)

DINING ROOM

12'8" (3.86m) x 9'1" (2.77m)

UTILITY ROOM

10'5" (3.18m) x 5'8" (1.73m)

BEDROOM 3

10'5" (3.18m) x 9'5" (2.87m)

EN SUITE SHOWER ROOM

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

15'7" (4.75m) x 14'2" (4.32m) Max

STUDY / DRESSING ROOM

11'8" (3.56m) x 6'4" (1.93m)

BEDROOM 2

16'4" (4.98m) x 9'1" (2.77m)

SHOWER ROOM

(accessed via doors from bedrooms 1 & 2)

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY

GARAGE

HARBOUR CHARGE:

£340.05 (for 2024)

HENLEY PARK SERVICE CHARGE:

£441.48 per annum.

COUNCIL TAX:

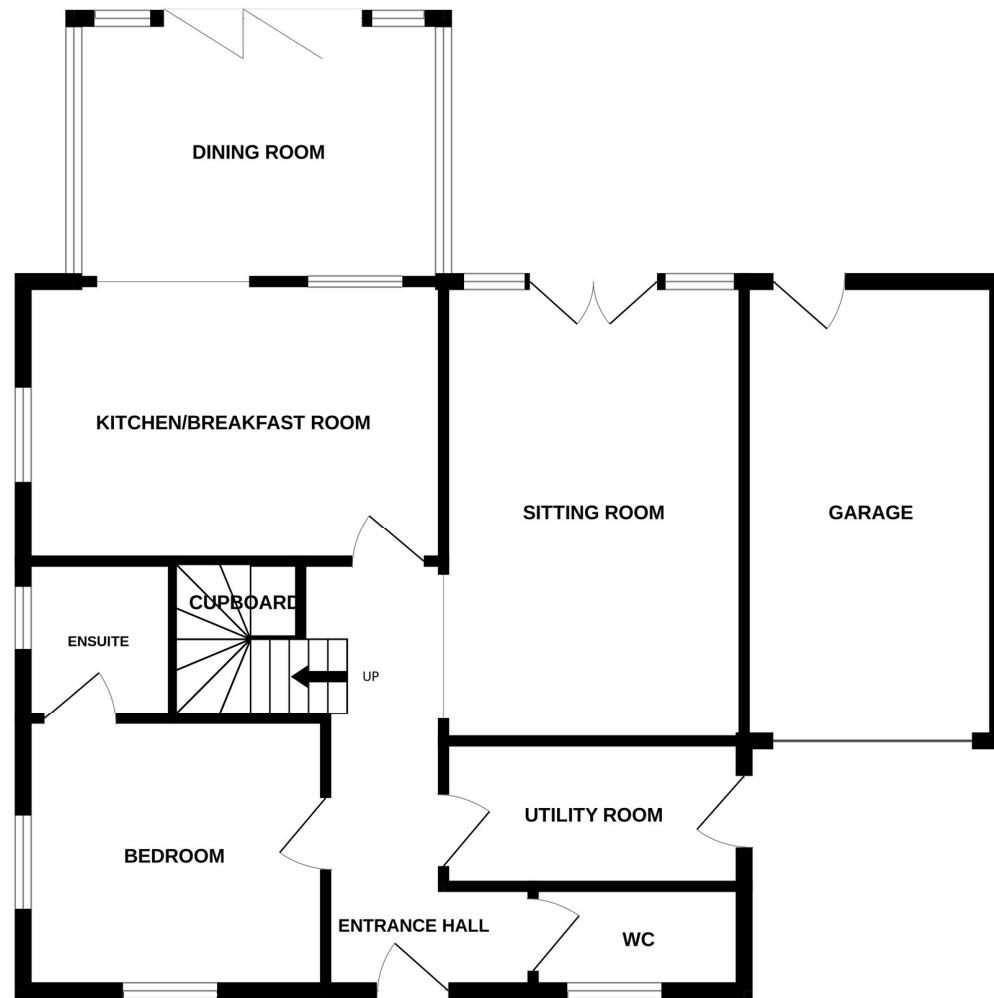
Band 'E'

EPC:

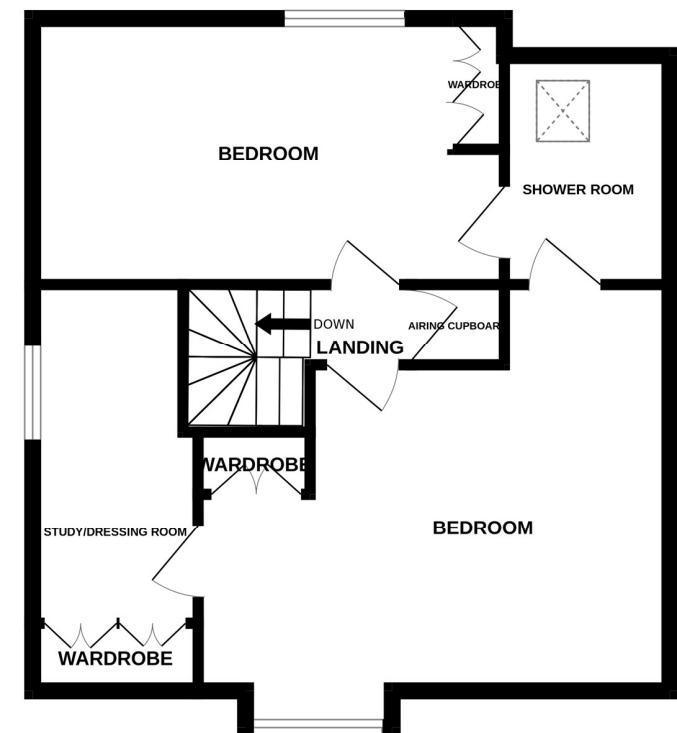
'C'



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.

LS **Leaper Stanbrook**

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