



21 Dittons Road, Eastbourne, BN21 1DR

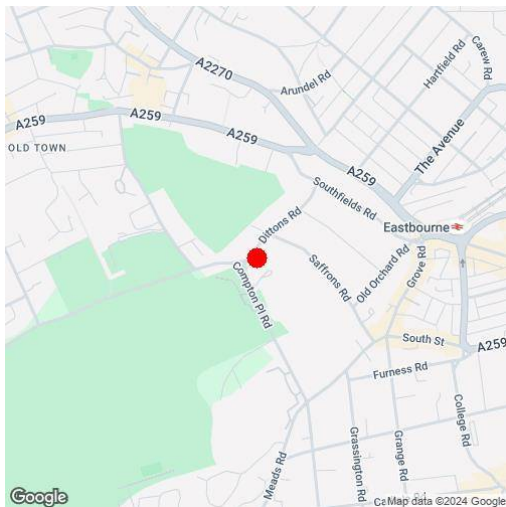
Price £825,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An attractive Sussex style detached house boasting spacious accommodation located within close proximity of Eastbourne town centre on the borders of the Saffrons, Lower Meads and Summerdown areas. This delightful property is offered to the market chain free and exudes character and charm with accommodation comprising entrance vestibule, spacious entrance hall, spacious sitting/dining room, garden room/conservatory, second reception room, kitchen, utility room, ground floor wc, four excellent size bedrooms, family bathroom separate wc and modern en-suite bathroom to the principal bedroom. The property enjoys wrap around gardens to the front side and rear and benefits from a large driveway, offering off road parking for several vehicles, leading to a double integral garage. Additional benefits include double glazing and gas central heating. This property is conveniently located close to the town centre, Beacon Shopping Centre, mainline railway station, Gildredge Park and a Waitrose store.





### At a Glance:

- Spacious four bedroom Sussex style detached house
- Popular Saffrons/Summerdown/Lower Meads location
- Close to town centre and train station
- Chain free
- Sitting room
- Kitchen and utility room
- 2nd reception room
- Wrap around gardens
- Double integral garage
- Double glazing and gas central heating

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING/DINING ROOM**  
27'0" (8.23m) x 13'0" (3.96m)

**GARDEN ROOM**  
13'2" (4.01m) x 6'0" (1.83m)

**RECEPTION 2**  
24'8" (7.52m) x 10'0" (3.05m)

**KITCHEN**  
13'0" (3.96m) x 9'0" (2.74m)

**UTILITY ROOM**

**WC**

**FIRST FLOOR LANDING**

**BEDROOM 1**  
18'4" (5.59m) x 10'8" (3.25m)

**EN-SUITE BATHROOM**

**BEDROOM 2**  
14'0" (4.27m) x 13'0" (3.96m)

**BEDROOM 3**  
18'8" (5.69m) x 10'0" (3.05m)

**BEDROOM 4**  
13'0" (3.96m) x 7'8" (2.34m)

**BATHROOM**

**WC**

**OUTSIDE:**

**GARDENS TO THE FRONT, SIDE & REAR**

**DRIVEWAY**

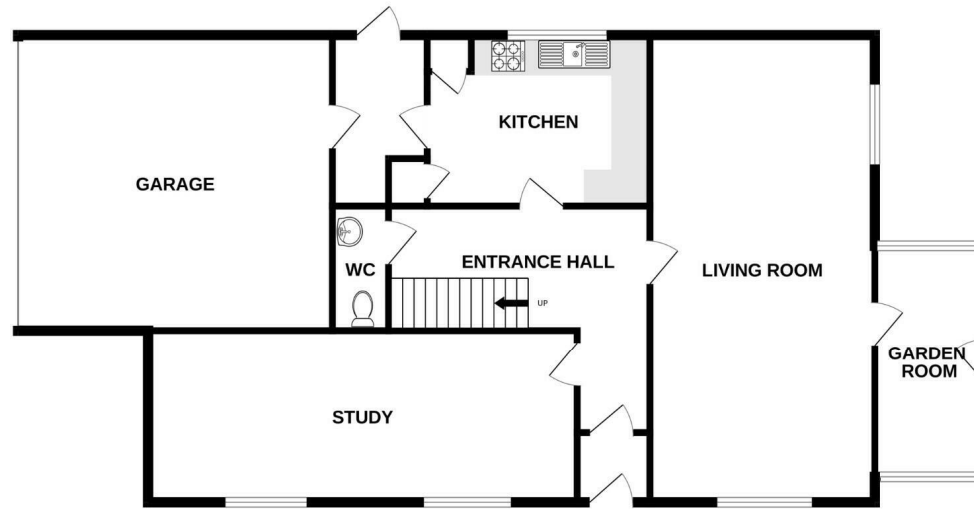
**DOUBLE GARAGE**  
18'2" (5.54m) x 16'6" (5.03m) Max

**COUNCIL TAX:**  
Band "F"

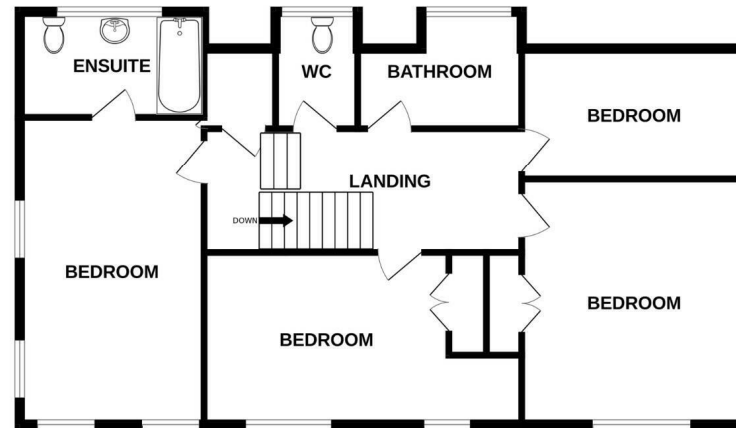
**EPC**  
"C"



GROUND FLOOR  
1344 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2300 sq.ft. (213.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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