



**Woodend, 20 The Park Close, Eastbourne, BN20 8AG**

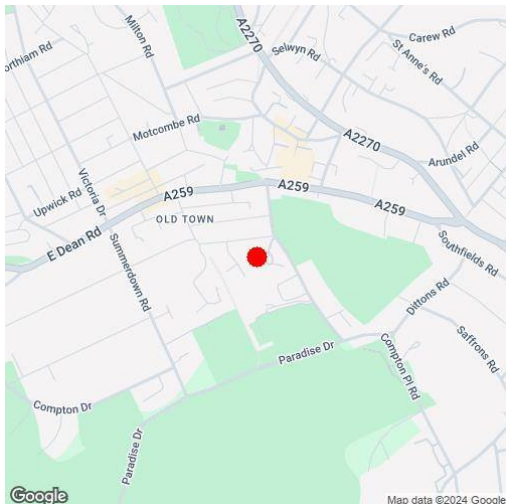
**Price £860,000 | Freehold**

**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**

An imposing detached residence of exceptional character forming part of an exclusive private close of just 20 similar houses set around a small greensward adjacent to Gildredge Park. Woodend was constructed in the 1920's and presents a most attractive and distinctive appearance with brick, rendered and timbered elevations beneath a tiled roof and exhibits wonderful character including a wealth of oak joinery and splendid linen fold internal doors. The spacious and well proportioned accommodation includes a beautifully fitted 26' kitchen/breakfast room with a range of contemporary wall and base units beneath composite stone work surfaces. Integrated appliances include a double oven, 5-burner gas hob, dishwasher, washing machine and wine chiller. The sitting room has dual aspect windows and French Doors opening onto the private front garden. There is also a generous dining/family room and study. There are four double bedrooms, three on the first floor including the master which has a large en-suite bathroom with both a bath and shower cubicle. The second floor bedroom suite has a defined sitting area and an en-suite wc. Other benefits include gas fired central heating, sealed unit double glazing, an on-site garage and off-road parking. Enjoying a much favoured and coveted location, the highly regarded Gildredge House Free School is within a few hundred yards and there is a Waitrose store and other amenities within a similar distance. Eastbourne town centre and railway station are approximately 1 mile distant. An internal inspection is essential to appreciate the quality of this outstanding home.





## At a Glance:

- Delightful detached residence of exceptional character
- Four double bedrooms
- Two bathrooms (one en-suite)
- Three generous reception rooms
- Beautifully fitted 26' kitchen/breakfast room
- Manageable gardens
- On-site garage and off-road parking space
- Sealed unit double glazing and gas central heating

## Accommodation:

### RECEPTION HALL

### CLOAKROOM/WC

### SITTING ROOM

19'3" (5.87m) x 12'6" (3.81m)

### FAMILY/DINING ROOM

17'3" (5.26m) x 10'0" (3.05m)

### STUDY

10'4" (3.15m) x 8'6" (2.59m)

### KITCHEN/BREAKFAST ROOM

26'2" (7.98m) x 10'10" (3.3m)

### LANDING

### MASTER BEDROOM

17'9" (5.41m) x 12'6" (3.81m)

### EN-SUITE BATHROOM

### BEDROOM 2

12'6" (3.81m) x 11'0" (3.35m) plus depth of fitted wardrobes to one wall

### BEDROOM 3

13'4" (4.06m) x 10'6" (3.2m) with walk-in wardrobe

### SECOND FLOOR

### BEDROOM 4

25'8" (7.82m) x 17'8" (5.38m) narrowing to 11'3" with some restricted headroom

### OUTSIDE

### GARDENS FRONT & REAR

### GARAGE

and off-road parking space

### EPC

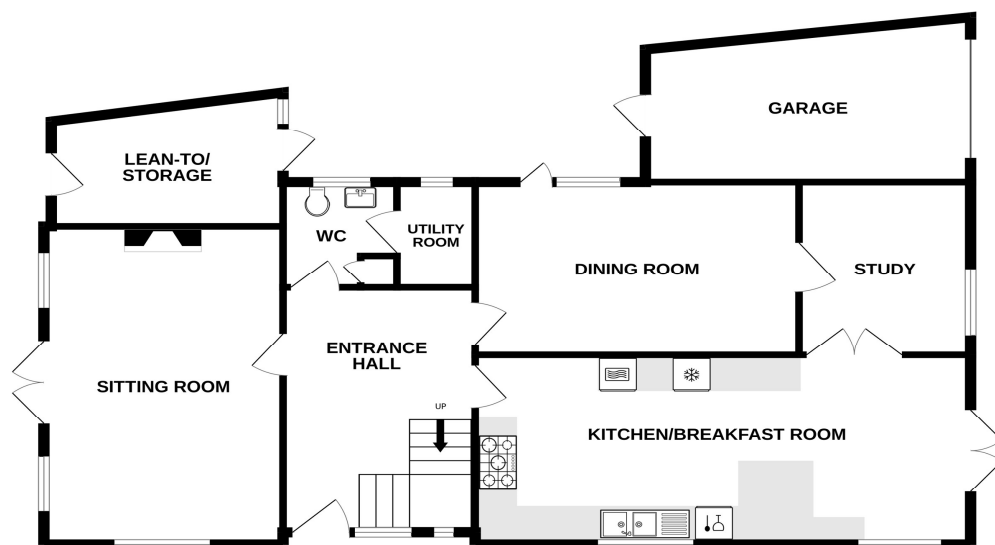
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### COUNCIL TAX

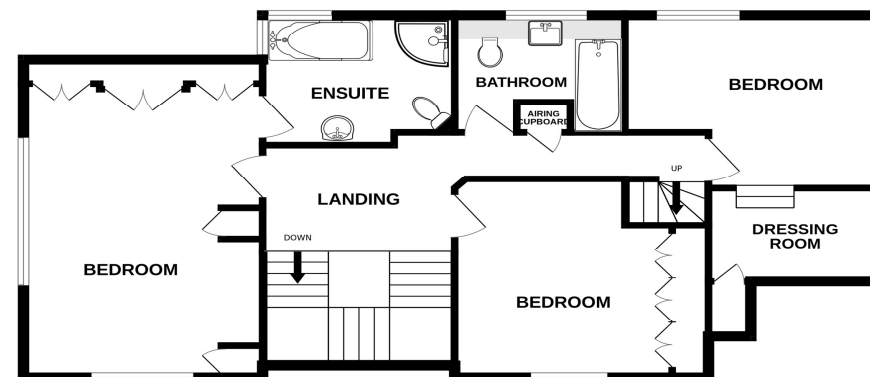
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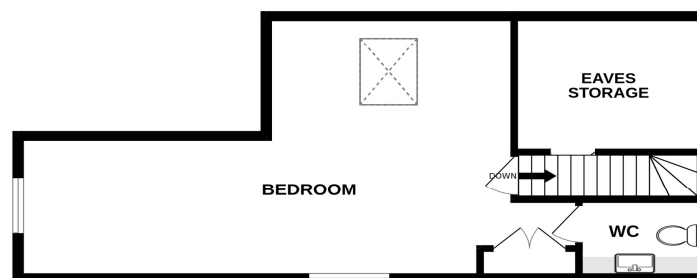
GROUND FLOOR  
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



2ND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 2567 sq.ft. (238.5 sq.m.) approx.

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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