



8 Lincoln Close, Eastbourne, BN20 7TZ

Price £860,000 | Freehold

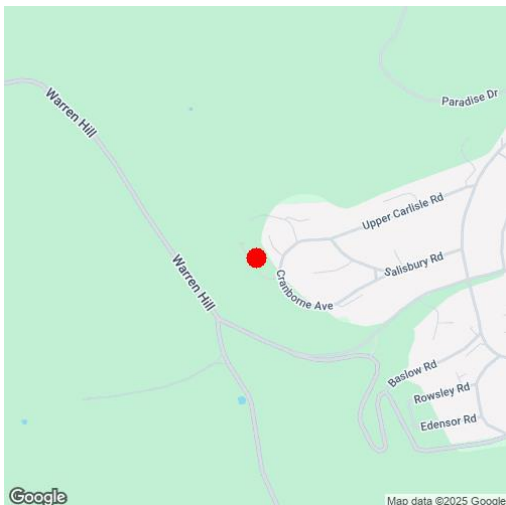
**LS** Leaper  
Stanbrook

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A well appointed four bedroom detached residence of pleasing appearance affording rooftop views over Eastbourne to the sea from this prime residential location in the Meads area of Eastbourne. The house has been the subject of much improvement by the present owners and provides well proportioned accommodation with all of the principal rooms arranged to the rear of the house with a southerly aspect and most enjoying the fine views. The ground floor comprises a delightful 20' x 13' dual aspect sitting room opening onto the conservatory, a separate dining room and re-fitted kitchen/breakfast room. The re-fitted kitchen has a comprehensive range of white high gloss wall and base units with a central island together with a range of integrated Bosch appliances that include a double oven, 5 burner gas hob, microwave, dishwasher and refrigerator. There are four first floor bedrooms, the master having an en-suite shower room and range of fitted wardrobes, whilst the other three bedrooms are served by a refitted bathroom with both a bath and shower cubicle. The house is set well back from the road with a lawned front garden and a brick paviour driveway provides off-road parking in addition to the integral double garage with remote control up and over door. The landscaped southerly facing rear garden enjoys considerable privacy and is laid to lawn with a patio and various shrubs. Lincoln Close is within a half mile of the Meads Street shopping facilities, whilst Eastbourne town centre is approximately 1.5 miles away. The house is available with no onward chain and an early appointment is highly recommended.







## At a Glance:

- Prime Meads location
- Attractive design and well appointed throughout
- Fine sea views
- Four bedrooms
- Two bath/shower rooms (one en-suite)
- Two reception rooms and double glazed conservatory
- Fitted kitchen/breakfast room with integrated appliances
- Double garage
- Gas central heating and sealed unit double glazing
- No onward chain

## Accommodation:

### FRONT DOOR

### HALL

### CLOAKROOM / WC

### SITTING ROOM

20'0" (6.1m) x 13'0" (3.96m)

### CONSERVATORY

12'6" (3.81m) x 8'0" (2.44m)

### DINING ROOM

11'9" (3.58m) x 11'0" (3.35m)

### KITCHEN / BREAKFAST ROOM

15'6" (4.72m) x 11'0" (3.35m)

### LANDING

### MASTER BEDROOM

20'4" (6.2m) x 11'3" (3.43m)

### EN-SUITE SHOWER ROOM

### BEDROOM 2

12'0" (3.66m) x 10'9" (3.28m)

### BEDROOM 3

11'6" (3.51m) x 8'8" (2.64m) plus door recess

### BEDROOM 4

11'4" (3.45m) Max x 9'4" (2.84m) plus depth of fitted wardrobes

### FAMILY BATHROOM

### OUTSIDE:

### DOUBLE GARAGE

17'2" (5.23m) x 15'9" (4.8m) with up & over door

### GARDENS FRONT & REAR

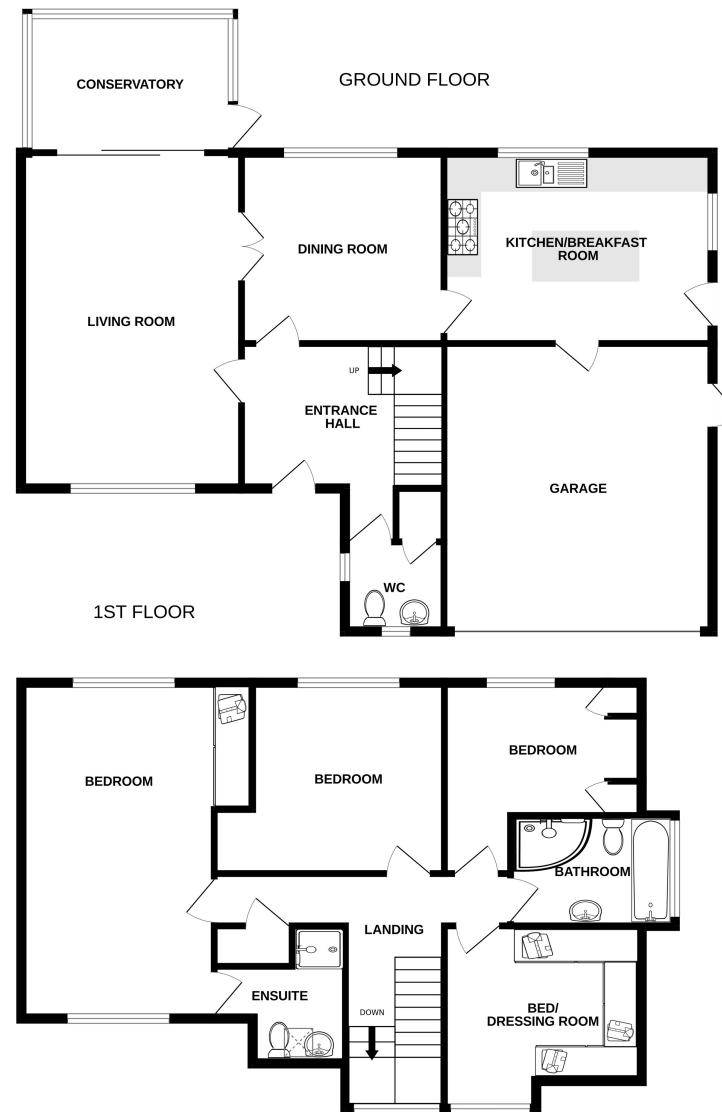
### COUNCIL TAX:

Band 'G'

### EPC:

'D'





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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