



7 Fitzgerald Close, Eastbourne, BN20 7EP

Price £595,000 | Freehold

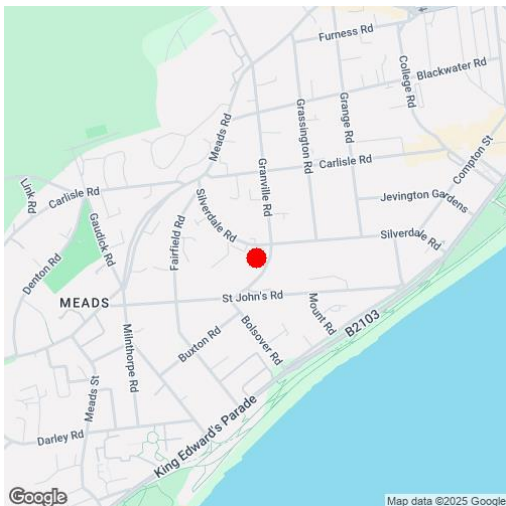
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



An immaculately presented and exceptionally spacious three bedroom townhouse located within a quiet cul-de-sac of just nine properties in the much sought after Meads area of Eastbourne. This stunning property is located just a short walk to the picturesque seafront, excellent theatres, town centre and Meads village. Accommodation comprises entrance hall, modern and contemporary kitchen/dining room with range of matching wall and base units complemented with comprehensive areas of work surface and further enhanced by a range of integrated appliances, ground floor wc, sitting room with pleasant southerly aspect, three excellent double bedrooms all with built in wardrobes, family bathroom plus an en-suite shower room to the master bedroom. The property enjoys a low maintenance south facing rear garden and has the convenience of off road parking for two vehicles leading to an integral garage. Additional benefits include double glazing and gas central heating.







### At a Glance:

- Beautifully presented three double bedroom townhouse
- Popular Meads location
- Modern fitted kitchen/dining room with integral appliances
- Family bathroom
- En-suite shower room
- Ground floor wc
- Low maintenance south facing garden
- Off road parking
- Integral garage
- Double glazing and gas central heating

### Accommodation:

#### ENTRANCE HALL

#### GROUND FLOOR WC

#### KITCHEN / DINING ROOM

18'5" (5.61m) x 16'2" (4.93m)

#### FIRST FLOOR LANDING

#### SITTING ROOM

16'2" (4.93m) x 12'0" (3.66m)

#### BALCONY

#### BEDROOM 1

16'2" (4.93m) x 9'8" (2.95m)

#### EN-SUITE SHOWER ROOM

#### SECOND FLOOR LANDING

#### BEDROOM 2

16'2" (4.93m) x 9'9" (2.97m)

#### BEDROOM 3

16'2" (4.93m) x 9'8" (2.95m)

#### BATHROOM

#### OUTSIDE:

#### DRIVEWAY

#### INTERGRAL GARAGE

16'7" (5.05m) x 9'9" (2.97m)

#### REAR GARDEN

#### COUNCIL TAX:

Band 'F'

#### EPC:

'C'



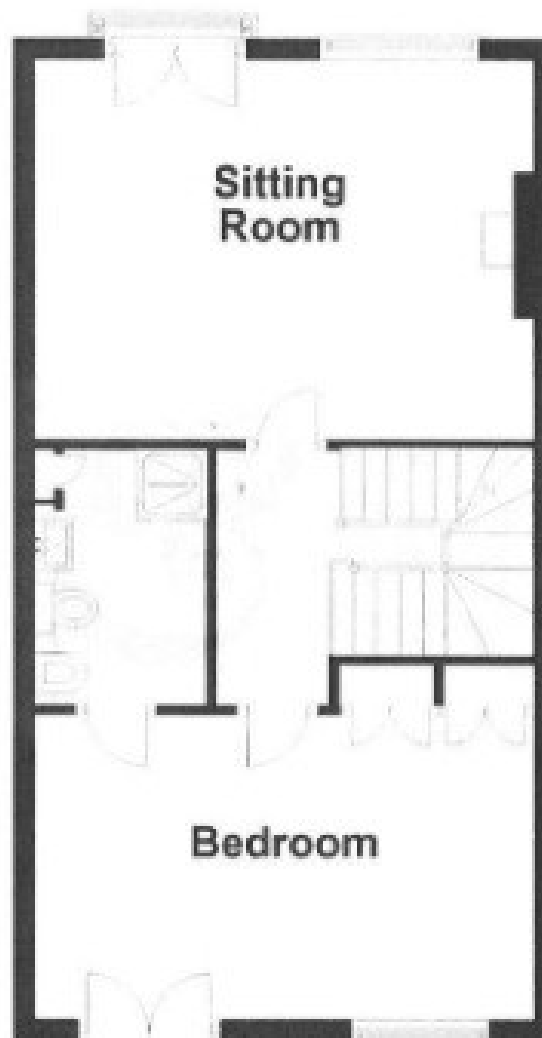
### Ground Floor

Approx. 49.9 sq. metres (537.4 sq. feet)



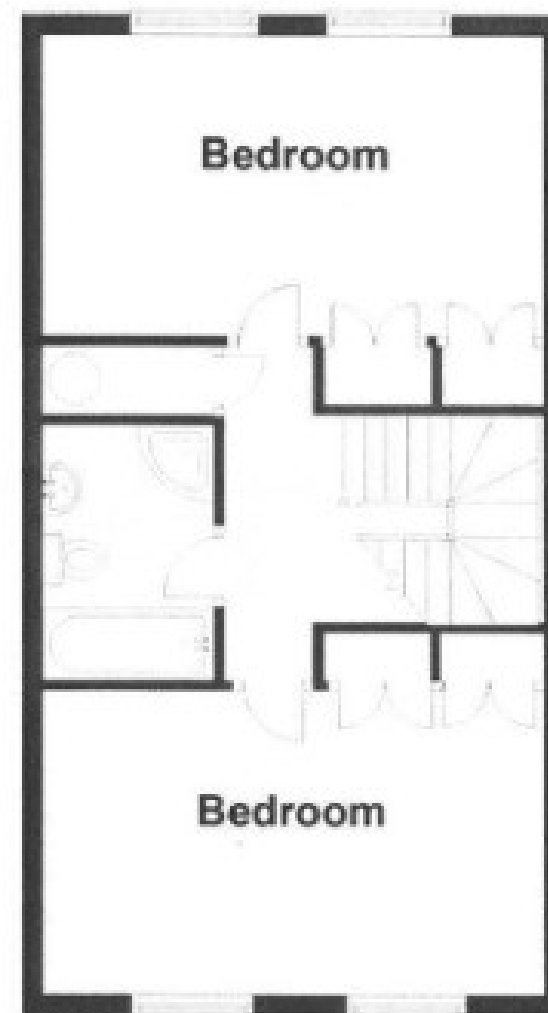
### First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



### Second Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



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.

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