



6 Sheraton Close, Eastbourne, BN21 4HQ

Price £529,000 | Freehold

**Leaper  
Stanbrook**

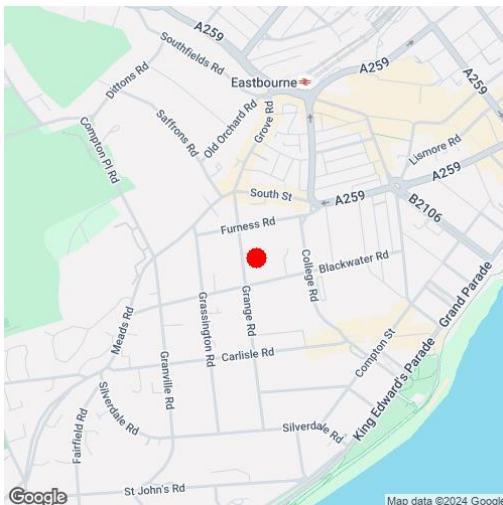
TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**

Forming part of a select small development of just 11 properties within 200 yards of The Town Hall, a very well appointed three bedroom house set within south facing gardens. The house forms part of a terrace of similar properties and provides well proportioned accommodation over two floors. The ground floor comprises two communicating reception rooms, together with a very recently re-fitted cloakroom/wc and a fitted kitchen with a comprehensive range of modern wall and base units beneath contoured work surfaces with breakfast bar. The kitchen leads to a small conservatory/sun room leading to the rear garden. All three bedrooms have fitted wardrobes and the master bedroom has a re-fitted en-suite shower room. The other two bedrooms are served by an equally well appointed family bathroom. The manageable gardens to the rear are principally laid to lawn with paved patio areas, which together with the second bedroom, afford a delightful view of Eastbourne College. Other benefits include gas central heating with a new boiler installed in 2024, sealed unit double glazing throughout, a garage in a nearby block and an allocated parking space. Sheraton Close enjoys a most convenient location, being within a few hundred yards of The Beacon shopping centre, railway station, Devonshire Park international tennis complex, theatres and restaurants with the seafront just a little further.

#### Vendors` Comments:

New uPVC Front Door and three double glazed windows to front of property March 2024. Now fully double glazed.





### At a Glance:

- Highly prized location within 200 yards of The Town Hall
- South facing gardens
- Three bedrooms
- Two bath/shower rooms (one en-suite)
- Two communicating reception rooms
- Garage and allocated parking space
- Gas central heating
- Sealed unit double glazing

### Accommodation:

**FRONT DOOR**

**HALL**

**CLOAKROOM / WC**

**SITTING ROOM**

16'0" (4.88m) x 12'9" (3.89m)

**DINING ROOM**

11'10" (3.61m) x 10'6" (3.2m)

**KITCHEN**

13'6" (4.11m) x 8'8" (2.64m)

**CONSERVATORY**

6'6" (1.98m) x 5'3" (1.6m)

**LANDING**

**MASTER BEDROOM**

13'3" (4.04m) x 11'10" (3.61m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

14'6" (4.42m) x 10'0" (3.05m) plus depth of fitted wardrobe

**BEDROOM 3**

11'0" (3.35m) x 6'2" (1.88m)

**FAMILY BATHROOM**

**OUTSIDE:**

**GARDENS TO FRONT & REAR**

**GARAGE**

and allocated parking space

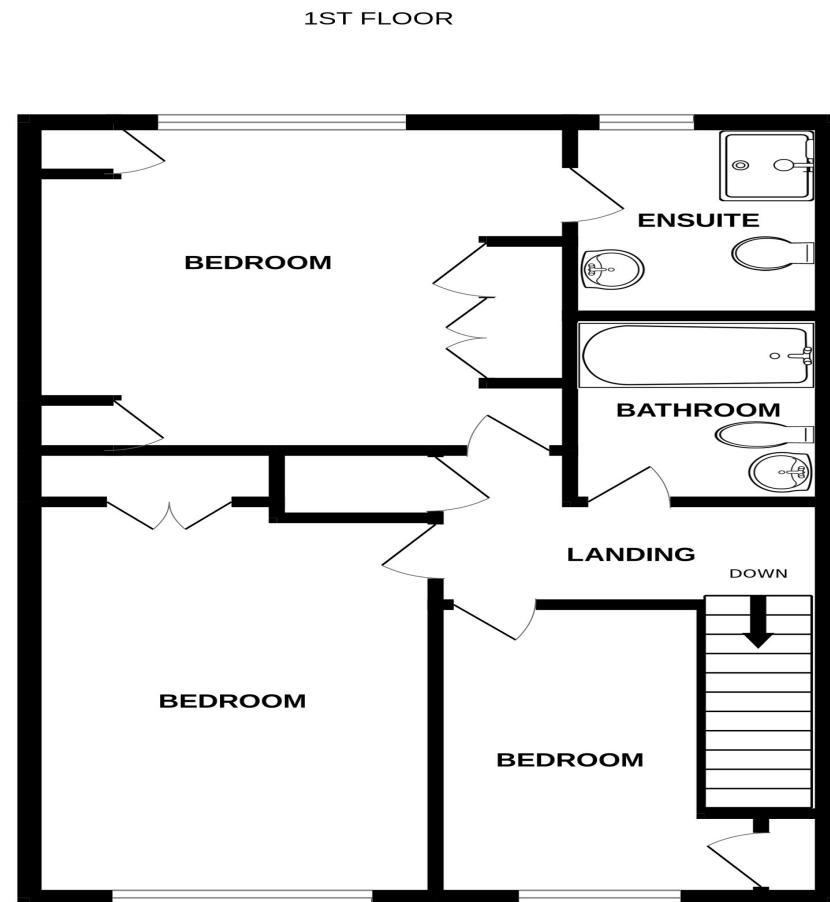
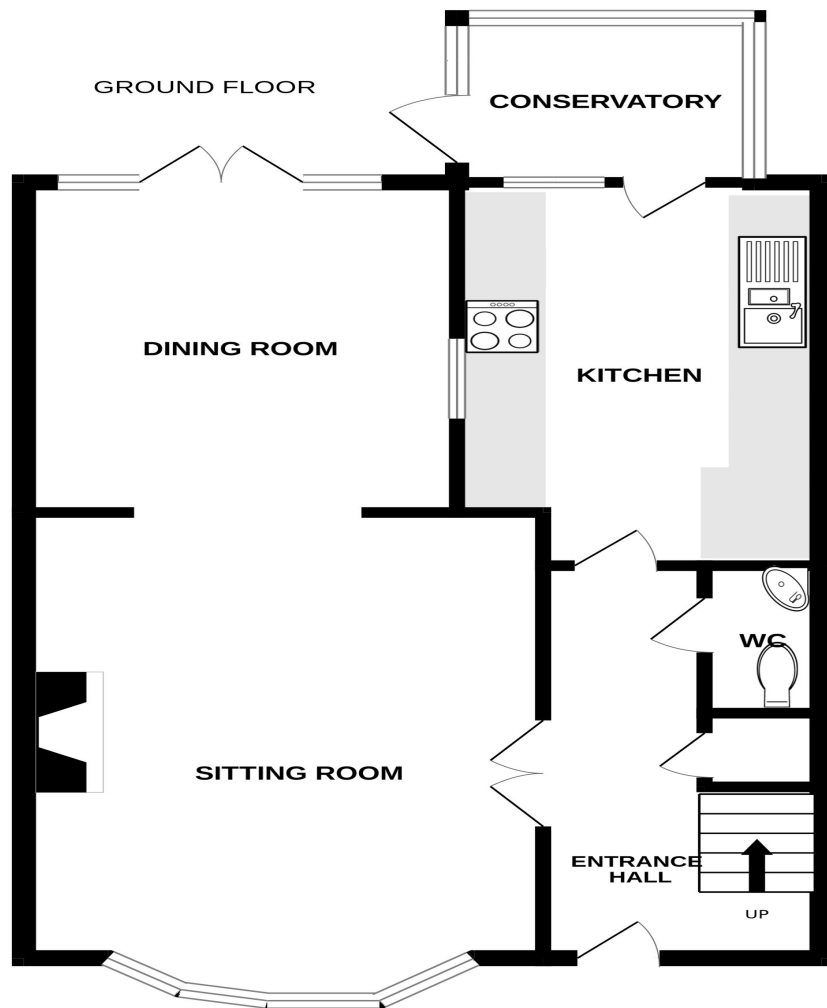
**COUNCIL TAX:**

Band 'E'

**EPC:**

'C'





TOTAL FLOOR AREA : 1216sq.ft. (113.0 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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