



5 Rectory Close, Eastbourne, BN20 8AQ

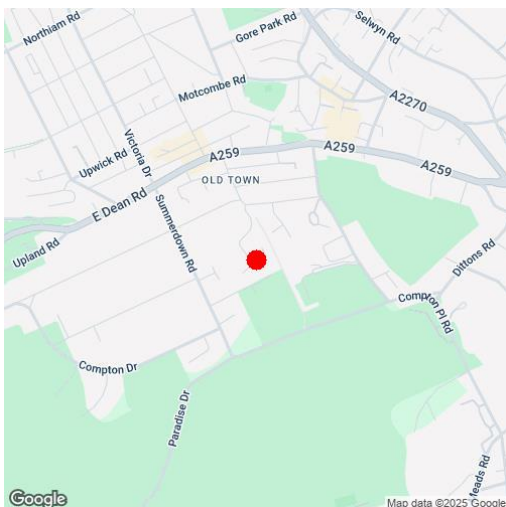
Price £1,100,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An outstanding five bedroom detached house with double garage presented to an exceptional standard and tucked away in a small residential cul-de-sac in the much sought after Summerdown/Old Town area of Eastbourne. This delightful property has been extensively updated and renovated in recent years and is located within easy reach of the popular Royal Eastbourne Golf Course as well as the South Downs National Park, excellent schools, Gildredge Park and a Waitrose store. Accommodation comprises spacious entrance hall, sitting room with log burning stove, stunning kitchen/dining room with bi-fold doors opening to the rear garden, island unit, breakfast bar, comprehensive range of wall and base units complemented by sleek worktops, integrated appliances and door to a useful utility room which in turn leads to a ground floor wc. There is also an office on the ground floor which is currently used as a gym. Stairs rise to a large first floor landing where there are five excellent size bedrooms and a contemporary shower room/wc, the principal bedroom suite enjoys a luxurious en-suite bath/shower room in addition to an abundance of wardrobe storage. The property occupies a generous sized plot with the front boasting a block paved driveway leading to an integral double garage and to the rear the garden has been stylishly landscaped with area of patio, lawn and a variety of plants and shrubs. Additional benefits include double glazing and gas central heating.





At a Glance:

- Stunning five bedroom home
- Quiet cul-de-sac in Summerdown/Old town
- Beautiful kitchen/dining room
- Sitting room with log burning stove
- Modern shower room/wc
- Luxurious en-suite bath/shower room
- Ground floor wc
- Stylishly landscaped gardens
- Integral double garage
- Double glazed and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

21'0" (6.4m) x 12'9" (3.89m)

OPEN PLAN KITCHEN/DINING ROOM

26'2" (7.98m) x 14'0" (4.27m)

UTILITY ROOM

9'7" (2.92m) x 6'6" (1.98m)

DOWNSTAIRS WC

OFFICE

11'0" (3.35m) x 6'6" (1.98m) (currently used as a Gym)

FIRST FLOOR LANDING

MAIN BEDROOM SUITE

18'2" (5.54m) x 13'8" (4.17m)

EN-SUITE BATH/SHOWER ROOM

BEDROOM 2

15'9" (4.8m) x 11'0" (3.35m)

BEDROOM 3

14'4" (4.37m) x 11'2" (3.4m)

BEDROOM 4

11'0" (3.35m) x 8'10" (2.69m)

BEDROOM 5

13'8" (4.17m) x 6'9" (2.06m)

FAMILY SHOWER ROOM

OUTSIDE:

FRONT & REAR GARDENS

BLOCK PAVED DRIVEWAY

INTEGRAL DOUBLE GARAGE

18'2" (5.54m) x 18'2" (5.54m)

COUNCIL TAX:

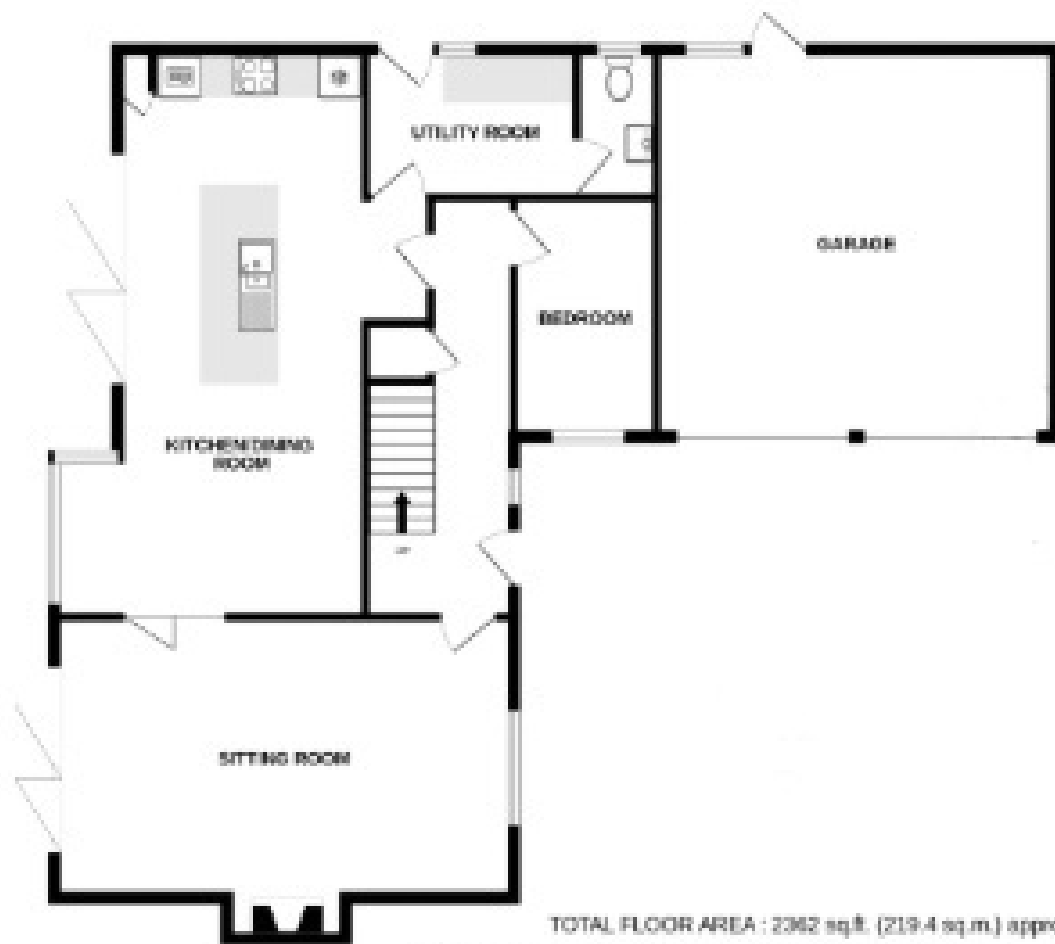
Band "G"

EPC:

"C"



GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 2362 sq.ft. (219.4 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 misstatement. 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.
Made with floorplan 6/2025

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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