



4 Coral Reef Close, Eastbourne, BN23 5PF

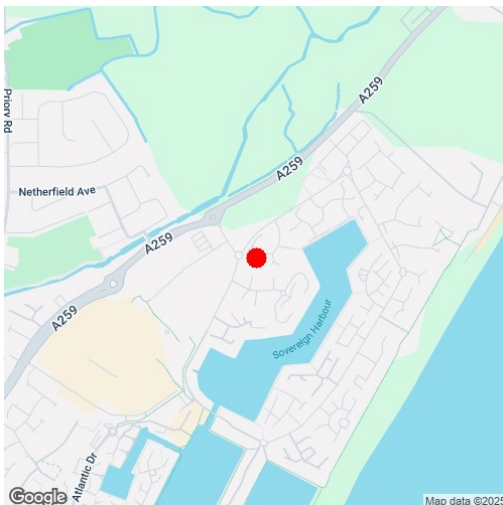
Price £675,000 | Freehold

LS Leaper
Stanbrook

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01323 416716

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A truly outstanding and beautifully presented four bedroom detached house on Eastbourne's popular North Harbour development nestled in a quiet tucked away position. This beautiful family home has been substantially improved by the current owners and enjoys bright and spacious accommodation comprising large welcoming entrance hall, an excellent size sitting room with double doors opening to a reception room which is currently being used as a gym and which has French doors providing seamless access to the rear garden. A particular feature is the stunning, modern open plan kitchen/diner which boasts a range of matching wall and base units, a comprehensive range of integral appliances plus a large centre island with breakfast bar in addition to bi-fold doors which open to the rear garden, plus there is the added benefit of an adjoining utility room which adds to the convenience. There is a well appointed ground floor wc and completing the ground floor accommodation is a study which is perfect for those that work from home. Stairs rise from the entrance hall to a large first floor landing, there are four excellent size bedrooms, with the main bedroom enjoying an en-suite shower room and there is a modern well fitted family bathroom. The property is in a secluded position and is approached via a large driveway providing off road parking for several vehicles and leading to an integral garage. To the rear there is a private low maintenance garden with areas of patio and artificial grass. Additional benefits include double glazing and gas central heating.





At a Glance:

- Large four bedroom detached house
- Secluded position on the popular North harbour
- Beautifully presented
- Stunning open plan kitchen/dining room
- Sitting room
- 2nd Reception room(currently a gym)
- Family bathroom, En-suite shower room and ground floor wc
- Study
- Private gardens to front and rear

Accommodation:

ENTRANCE HALL

SITTING ROOM

17'7" (5.36m) x 12'10" (3.91m)

DINING ROOM

12'11" (3.94m) x 9'3" (2.82m) Currently used as a gym

KITCHEN/DINER

19'9" (6.02m) x 17'6" (5.33m) Deluxe fitted kitchen including many integrated features including instant hot water, a wine fridge, a warming drawer and spacious corner larder.

UTILITY ROOM

8'2" (2.49m) x 5'8" (1.73m)

STUDY

9'0" (2.74m) x 8'1" (2.46m)

WC

FIRST FLOOR LANDING

BEDROOM ONE

12'10" (3.91m) x 12'0" (3.66m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'6" (3.51m) x 9'2" (2.79m)

BEDROOM THREE

10'6" (3.2m) x 8'7" (2.62m)

BEDROOM FOUR

7'5" (2.26m) x 8'7" (2.62m)

BATHROOM

FRONT AND REAR GARDENS

DRIVEWAY AND INTEGRAL GARAGE

EPC

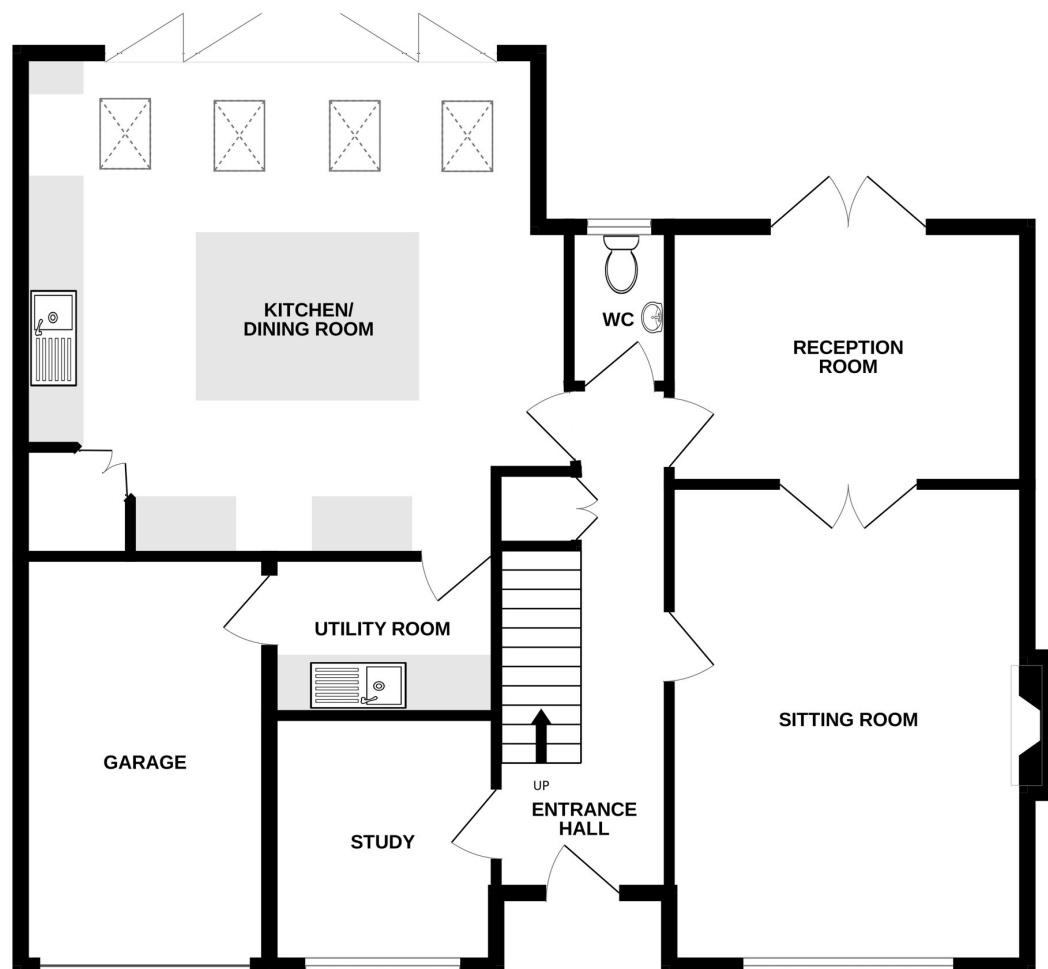
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COUNCIL TAX

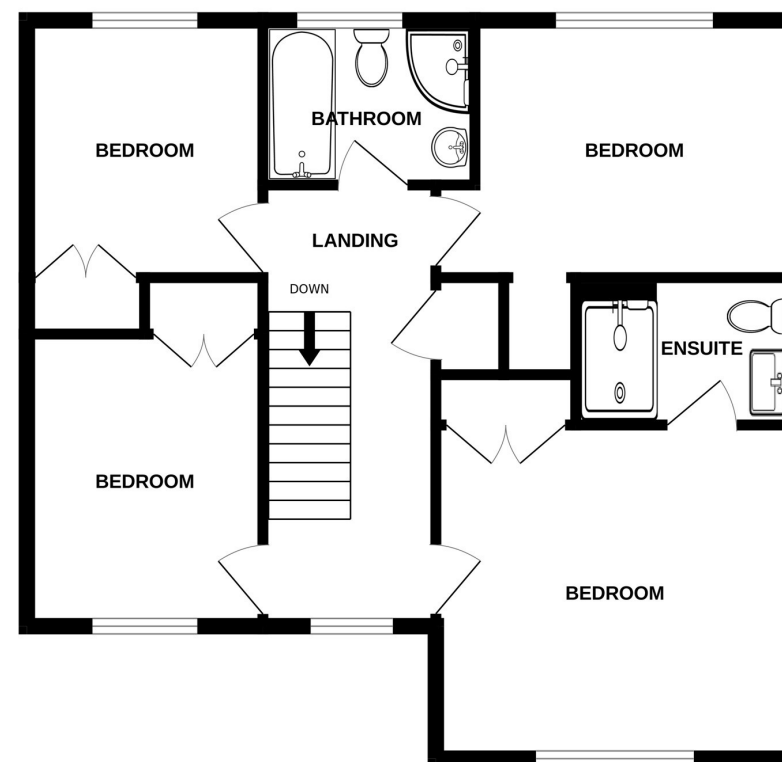
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GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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 readers, customers and employees should have not been tested and no guarantee is given.

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