



2 Purbeck Close, Eastbourne

Guide Price **£650,000**



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Eastbourne

Exceptional five-bedroom detached home in Pennine Estate with modern kitchen, cinema room, two shower rooms, large driveway, and quality finishes. Close to schools, amenities, and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious Detached Executive Family Home
- Offering versatile accommodation
- Five Bedrooms
- Flowing Reception Rooms
- Master Bedroom with Fitted Modern Shower Room
- Extensively refurbished by vendors
- Modern Fitted Shower Room
- Large Driveway providing ample parking
- Sought After Pennine Estate
- Spacious Family/Cinema Room (Former Double Garage)
- Impressive Front and Rear Gardens
- Close Proximity to Schools, Amenities, Bus Routes and Road Links



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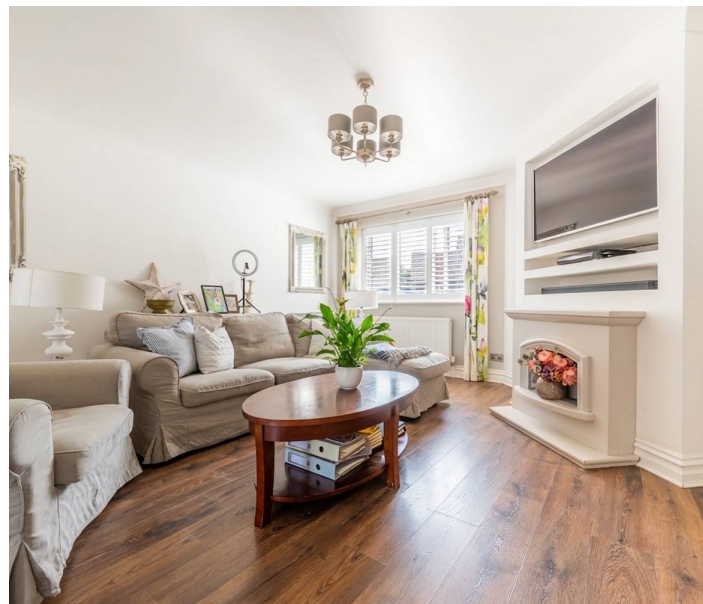
Entrance Hallway: A spacious and welcoming area filled with natural light from a double-glazed side window. A radiator ensures warmth, and the double-glazed door connects to the outside. A staircase leads to the first floor, accompanied by useful under-stair storage.

Study and Home Office (9' 8" x 6' 8" / 2.94m x 2.04m): Featuring a front bay window for abundant natural light and a tall, elegant radiator for warmth.

Downstairs WC: Includes a double-glazed, obscured side window for privacy, stylishly tiled partial walls, a radiator with towel rail, and a wash basin with a vanity cupboard for extra storage.

Lounge (15' 6" x 15' 5" / 4.73m x 4.69m): Showcasing lovely laminate flooring and a front double-glazed window with fitted shutters for style and privacy. A custom media unit and a charming decorative fireplace enhance the ambience, opening to...

Stunning Kitchen and Dining Room: The kitchen features stylish Shaker-style units, a quartz worktop, a two-bowl sink, and an electric hob with an extractor hood. It includes three integrated ovens, a wine cooler, and a dishwasher. A beautifully designed island with a breakfast bar adds to the space, which is flooded with natural light from a double-glazed window and opens to the expansive garden via French doors.





Utility Room (6' 2" x 5' 8"): Features Shaker-style units, worktop, and an integral fridge and freezer. There's space for a washing machine and tumble dryer, with a cupboard for the gas boiler.

Family and Cinema Room (16' 2" x 15' 8") An inviting space with a large double-glazed window offering garden views. This area, previously a double garage, includes built-in cupboards and potential for alternate uses.

First Floor Landing: Double-glazed window with fitted plantation shutters and loft access with a gas boiler.

Master Bedroom with En-suite (13' 8" x 9' 7"): Spacious with a garden view, wall-length fitted wardrobes, and an en-suite featuring a wet room shower with luxurious fixtures and exquisite tiles.

Bedroom Two (12' 5" x 7' 6"): A bright double bedroom with fitted plantation shutters, a radiator, and fitted wardrobes.

Bedroom Three (10' 4" x 9' 9"): Features a garden view, fitted wardrobes, and a cosy radiator.

Bedroom Four (10' 1" x 9' 8"): Bright front-facing bedroom with stylish shutters, a radiator, and fitted wardrobes.

Bedroom Five (8' 9" x 7' 4"): Front-facing with shutters and a radiator for warmth.

Family Shower Room: Designed for functionality and style, offering a stunning space for the family.





FRONT GARDEN

The property features a charming picket-fenced boundary that beautifully encloses the space, providing both security and an inviting appearance. A spacious driveway welcomes you, offering ample room for parking and easy access. To the side, a gate adds convenience and an extra touch of character. Lush areas of lawn stretch across the landscape, enhancing the overall beauty and providing a perfect spot for outdoor activities or relaxation.

REAR GARDEN

This stunning garden boasts a generous size, complete with a secure fenced boundary that ensures privacy. The spacious patio is perfect for al fresco dining, allowing you to savor meals outdoors while enjoying the fresh air. Expansive lawns stretch across the area, providing plenty of room for relaxation and play. At the rear, elegant decking enhances the outdoor experience, making it an ideal spot for lounging or entertaining guests.

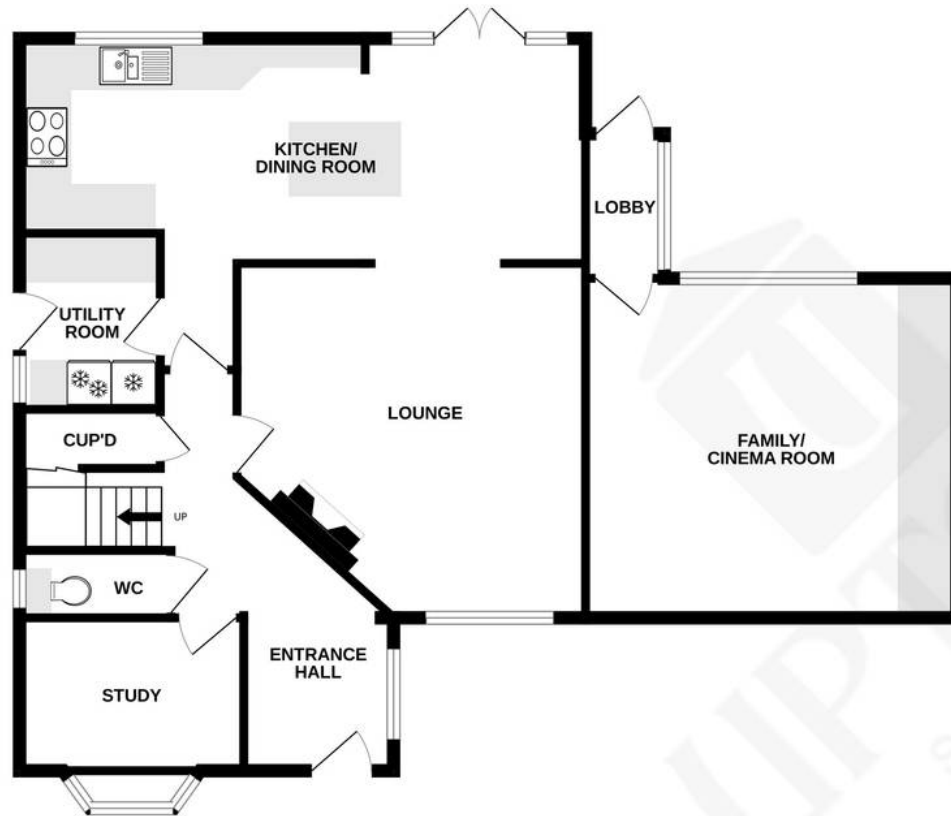
DRIVEWAY

6 Parking Spaces

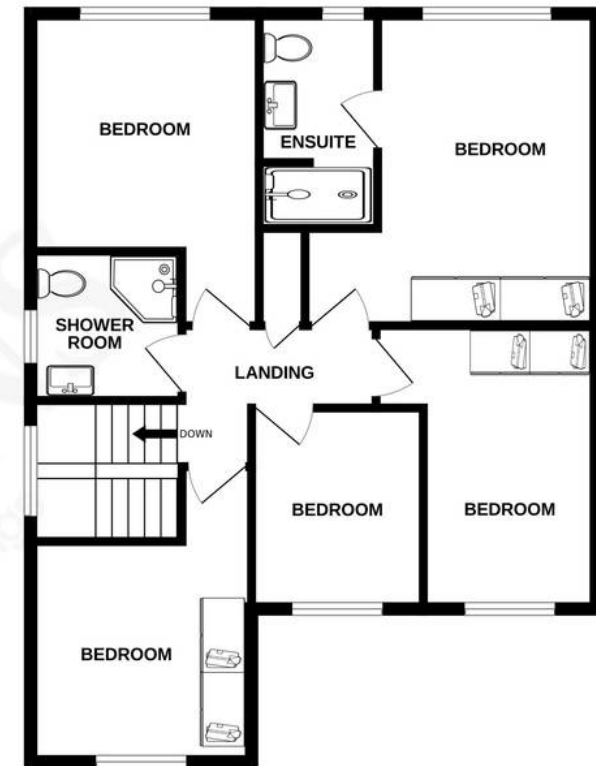
Driveway providing parking for 6 cars.



GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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