HUNT FRAME
ESTATE AGENTS

2 Lincoln Close

Meads, Eastbourne, BN20 7TZ

£750,000

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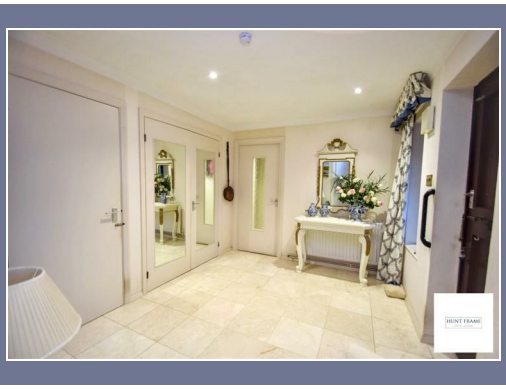
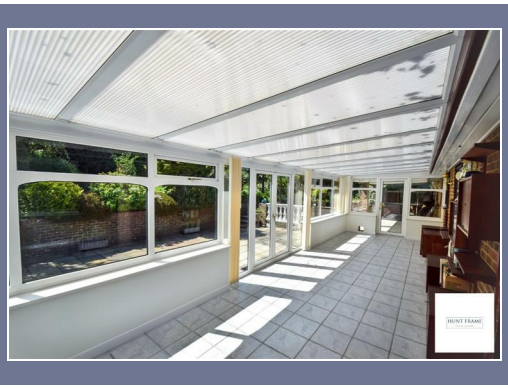



ENTRANCE
Steps up to the main entrance and elevated terrace, door to the porch.

PORCH
UPVC double glazed entrance door with matching double glazed panels to the side, substantial timber door giving access to the hallway with matching glazed windows to the side.

ENTRANCE HALL
11'1 x 8'7 (3.38m x 2.62m)
Spacious entrance hall with a large double storage cupboard with mirrored fronts, doors to the inner hallway, sitting room and return door to the kitchen, tiled flooring.

SITTING ROOM
20'9 x 15'0 (6.32m x 4.57m)
Spacious principle reception room being dual aspect with a large double glazed bay window to the front aspect with a matching double glazed window to the side, central fireplace, two radiators, door to the dining room.

DINING ROOM
13'2 x 11'4 (4.01m x 3.45m)
Glazed sliding patio doors to the conservatory, double glazed window to the side aspect, radiator, door to the kitchen.

CONSERVATORY
30'3 x 8'4 (9.22m x 2.54m)
Of significant proportions and built of a part dwarf wall construction with glazed windows and a polycarbonate roof above with lovely direct views over the adjoining terraces and landscaped gardens, tiled floor, electric radiator, doors to both terraces.

KITCHEN
11'7 x 11'3 (3.53m x 3.43m)
Fitted with an extensive range of floor standing and wall mounted units with worktops, glazed display cupboards, wine rack, pelmet lighting and tiling to the floor, inset sink unit with tiled splashbacks, space for a freestanding over with a canopied extractor above, plumbing and space for a dishwasher, radiator, double glazed window to the rear with views over the garden, door to the utility room, return door to the entrance hall.

UTILITY ROOM
9'1 x 6'4 (2.77m x 1.93m)
Further run of fitted cupboards, sink set in a wood block worktop, wall mounted boiler, window overlooking the rear garden with a door giving access to the same.

INNER HALLWAY
Storage cupboard, loft access, doors off to all three bedrooms, en-suite and family bathroom.

BEDROOM 2
12'10 x 11'3 (3.91m x 3.43m)
Fitted mirror fronted double wardrobe, radiator, double glazed window to the rear aspect.

BEDROOM 3
9'9 x 9'2 (2.97m x 2.79m)
Fitted mirror fronted double wardrobe, radiator, double glazed window to the side aspect.

FAMILY BATHROOM
Fitted with a coloured suite of a panelled bath with low level Wc and wash hand basin, fully tiled walls, mirrors, mirror fronted cabinets, light with a shaver point, radiator, double glazed window to the rear aspect.

EN-SUITE
9'3 x 8'2 (2.82m x 2.49m)
Luxury refitted en-suite facility providing a large walk in enclosed shower cubicle with a glass screen and shower unit, low level Wc with a recessed flush and matching bidet, vanity unit with contemporary cupboards and wash hand basin, contemporary tiling to the walls and floor, mirror fronted cabinet, door to the master bedroom.

MASTER BEDROOM
16'7 x 11'4 (5.05m x 3.45m)
Of spacious proportions being dual aspect with double glazed windows to the front and and front terrace, two large built in wardrobe cupboards with mirror fronts, radiator.

REAR GARDENS
Of excellent proportions and extremely well established, initially with a large paved terrace, adjacent to the conservatory, which extends to the side via a gate. Steps and a path lead to the upper gardens which are laid to lawn with lovely mature boundaries, which ensure excellent screening and privacy, with the rear of the garden enjoying elevated views across the property and over Meads and beyond. In addition there is a timber summerhouse and twin gated side access points.

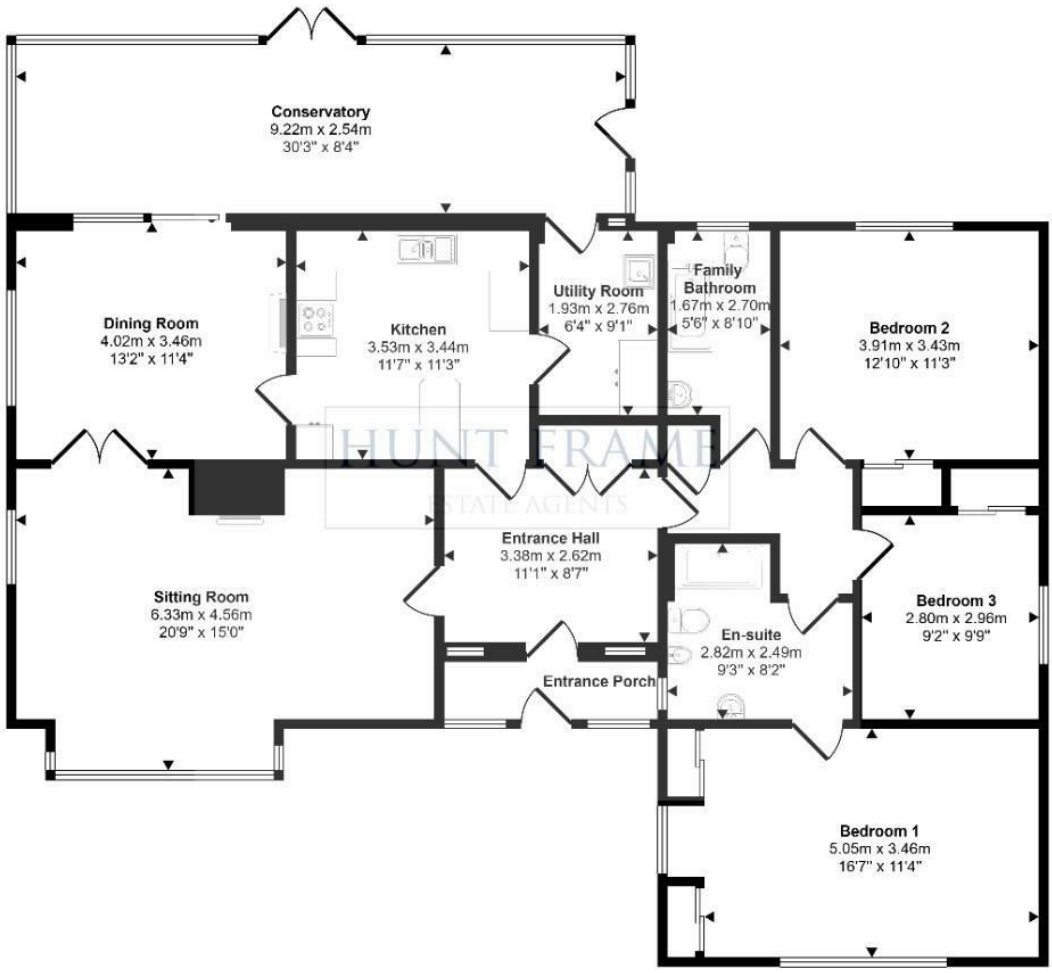
FRONT GARDENS
Being situated on a corner plot the gardens wrap around the property with lawns and shrubs to the front aspect and steps to the main entrance.

DOUBLE GARAGE & DRIVEWAY
25'6 x 19'9 (7.77m x 6.02m)
Off road parking to the front aspect, two storage cupboards, access to the garage with an up and over door to the front with power and light.

SUMMARY
STUNNING, ATTRACTIVE, SPACIOUS DETACHED HOME, located in the heart of MEADS and now offered to the market CHAIN FREE. Of significant proportions, extending to approximately 1740 sq ft in size and as such, extremely versatile in its use, currently consisting of a LARGE SITTING ROOM & DINING ROOM with a 30ft CONSERVATORY adjacent, there is also a KITCHEN & separate UTILITY ROOM. There are THREE BEDROOMS along with a FAMILY BATHROOM and a LUXURY REFITTED EN-SUITE facility. Established corner plot gardens with fine views with a DRIVEWAY and an INTEGRAL GARAGE. Highly Recommended.

AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

Approx Gross Internal Area
162 sq m / 1741 sq ft

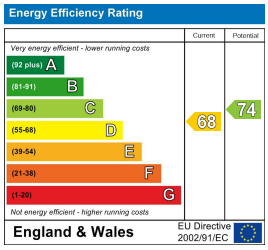


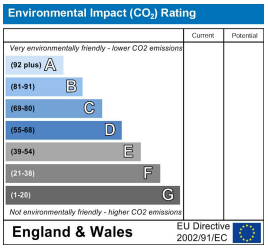
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.





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