



Woodberry, 40 Cranborne Avenue, Eastbourne, BN20 7TT

ROWLAND  
GORRINGE

**Woodberry, 40  
Cranborne Avenue,  
Eastbourne, BN20 7TT**

**Guide Price  
£1,000,000-£1,100,000**

A stunning and immaculately presented four bedroom detached house situated in one of Eastbourne's most sought-after roads in the prestigious Meads area, this exceptional home has undergone extensive renovation to an impeccable standard.

The house is a warm and welcoming home with many modern benefits including welcoming porch leading to the spacious hallway boasting a wood and glass staircase, seamless wood flooring running through downstairs, open views which extend to the rear of the property. The impressive open plan kitchen diner over looks the rear garden having matching wall and base cupboards, work surface, integrated appliances and access to the utility room. The dining area opens onto the conservatory which further overlooks and leads onto the rear garden. The dual aspect living room is 24' in length with feature fireplace with surround and hearth. A downstairs cloakroom completes the ground floor.

To the first floor there are four generous sized bedrooms with the main bedroom enjoying a luxurious en-suite bathroom. The modern family bathroom has been finished to an exceptional standard, featuring high-quality fixtures and fittings.

Outside to the front there is ample off road parking leading to the double garage, lawn area and further path to the porch.

The rear garden is attractive being approximately 85ft in length, mainly laid to lawn with ample seating areas to include a full width patio ideal for entertaining, further seating area with firepit for evening sun.

The property has been meticulously refurbished over recent years including being re-wired and with the benefit of a new gas central heating system

This sought after residential area is well served by the excellent local shopping facilities of Meads village with the most scenic part of Eastbourne seafront just beyond. Eastbourne town centre offers a wide range of amenities including main line rail services to London Victoria and to Gatwick. Eastbourne boasts one of the finest Victorian sea fronts in Sussex and one of the largest sailing marinas on the south coast. Sporting facilities in the area also include 3 principal golf courses, tennis and bowls. There is world class opera at nearby Glyndebourne and Channel ferries from Newhaven.









**Entrance Porch**

**Entrance Hall**

**Open Plan Kitchen/Dining Room**

24'1" x 9'10" (7.34m x 3.00m)

**Lounge**

24'9" x 13'10" (7.54m x 4.22m)

**Conservatory**

11'3" x 10'5" (3.43m x 3.18m)

**Cloakroom**

**Utility Room**

8'2" x 7'10" (2.49m x 2.39m)

**Landing**

**Bedroom One**

14'2" x 11'9" (4.32m x 3.58m)

**En-Suite**

10'1" x 8'10" (3.07m x 2.69m)

**Bedroom Two**

13'10" x 11'4" (4.22m x 3.45m)

**Bedroom Three**

13" x 9'5" (3.96m x 2.87m)

**Bedroom Four**

8'10" x 7'9" (2.69m x 2.36m)

**Bathroom**

8'10" x 6'2" (2.69m x 1.88m)

**Front Garden**

**Double Garage**

19'5" x 19" (5.92m x 5.79m)

**Rear Garden**

**EPC: C**

**Council Tax Band: G**





# 40 Cranbourne Av, BN20 7TT

Approximate Gross Internal Floor Area = 163.58 sq m / 1761 sq ft

Garage Area = 28.16 sq m / 303 sq ft

Total Area = 191.74 sq m / 2064 sq ft

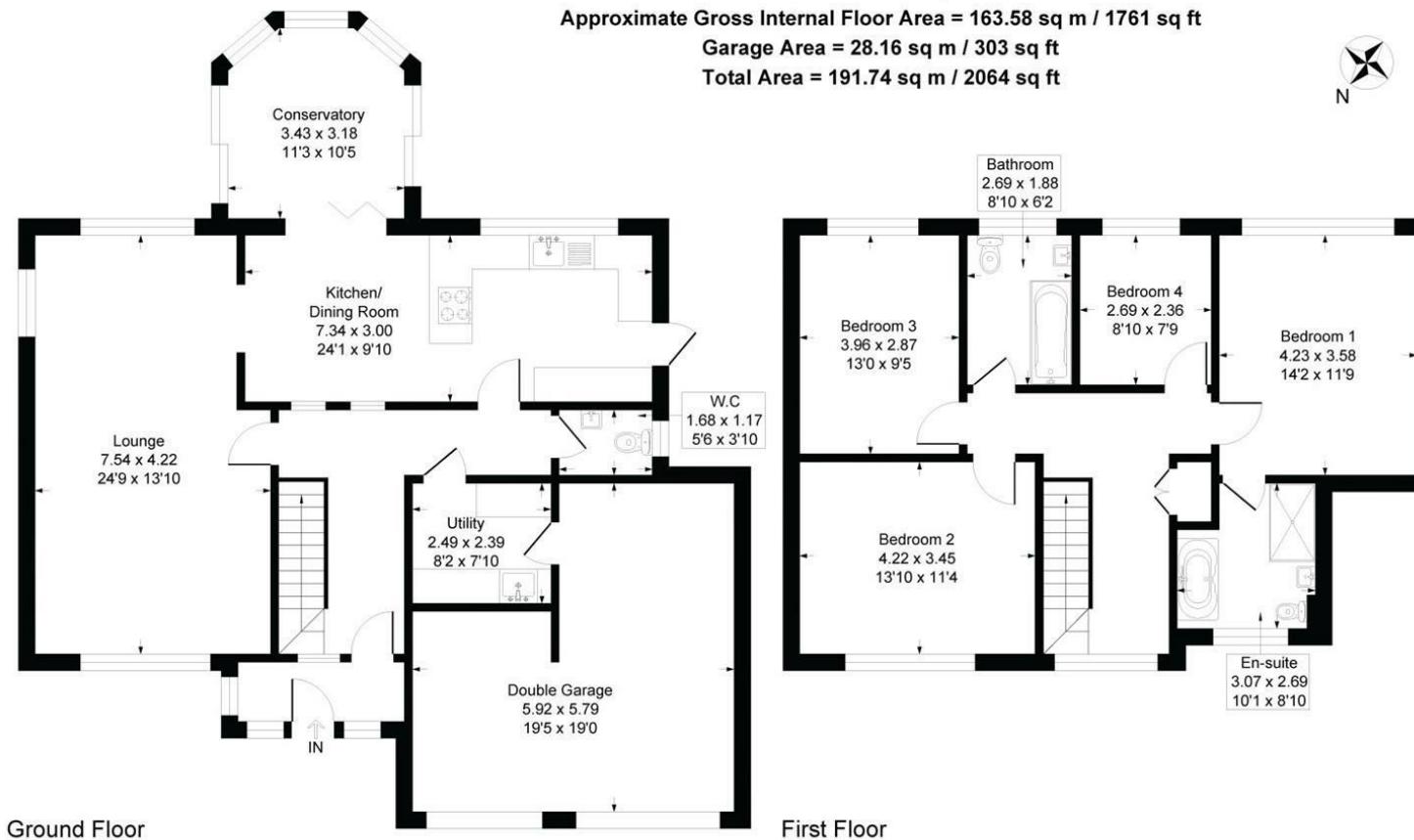


Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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