



18 Galveston Close, Eastbourne, BN23 5RH

Price £435,000 | Freehold

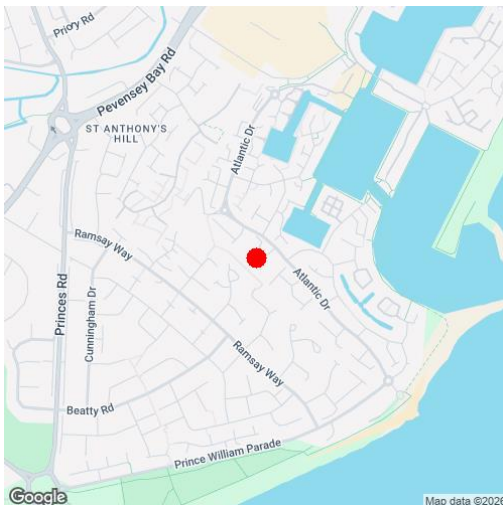
**LS** Leaper  
Stanbrook

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01323 416716

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An attractive four bedroom detached house nestled towards the end of a quiet residential cul-de-sac on the popular Sovereign Harbour South and just a short distance to the beach. This delightful home is offered to the market chain free and boasts spacious accommodation comprising entrance hall, sitting room, dining room, kitchen with range of matching wall and base units with areas of work surface and adjacent utility area plus there is a convenient ground floor WC. Stairs rise from the entrance hall to a large first floor landing where there are four excellent size bedrooms, all with fitted double wardrobes and with the main bedroom enjoying the benefit of an en-suite shower room/WC plus there is a further family bathroom located off the landing. To the front there is a driveway providing off road parking for 2-3 vehicles which leads to an integral garage. There is a well landscaped garden to the rear with area of lawn, patio, pergola, raised beds and summerhouse. The property has the additional benefit of a modern gas boiler with radiators. Galveston Close is located within easy reach to the variety of shops, cafes and restaurants that the harbour and Crumbles retail park has to offer. An internal viewing is highly recommended.







### At a Glance:

- Four bedroom detached house
- Quiet cul-de-sac location on the South Harbour
- Chain Free
- Sitting room
- Dining room
- Kitchen plus utility area
- Family bathroom, en-suite shower room and ground floor WC
- Pleasant gardens
- Driveway and integral garage
- Modern gas boiler

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

14'8" (4.47m) Max x 14'6" (4.42m)

#### DINING ROOM

12'8" (3.86m) Max x 8'7" (2.62m)

#### KITCHEN

10'4" (3.15m) x 8'7" (2.62m)

#### UTILITY AREA

8'7" (2.62m) x 5'4" (1.63m)

#### LEAN TO/GREENHOUSE

#### WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

11'7" (3.53m) x 11'2" (3.4m) with fitted wardrobes

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

11'9" (3.58m) x 8'6" (2.59m) with fitted wardrobes

#### BEDROOM 3

9'8" (2.95m) x 9'2" (2.79m) with fitted wardrobes

#### BEDROOM 4

9'5" (2.87m) x 7'6" (2.29m) with fitted wardrobes

#### FAMILY BATHROOM

#### OUTSIDE:

#### DRIVEWAY

#### GARAGE

17'2" (5.23m) x 7'9" (2.36m)

#### REAR GARDEN

#### COUNCIL TAX:

Band 'E'

#### EPC:

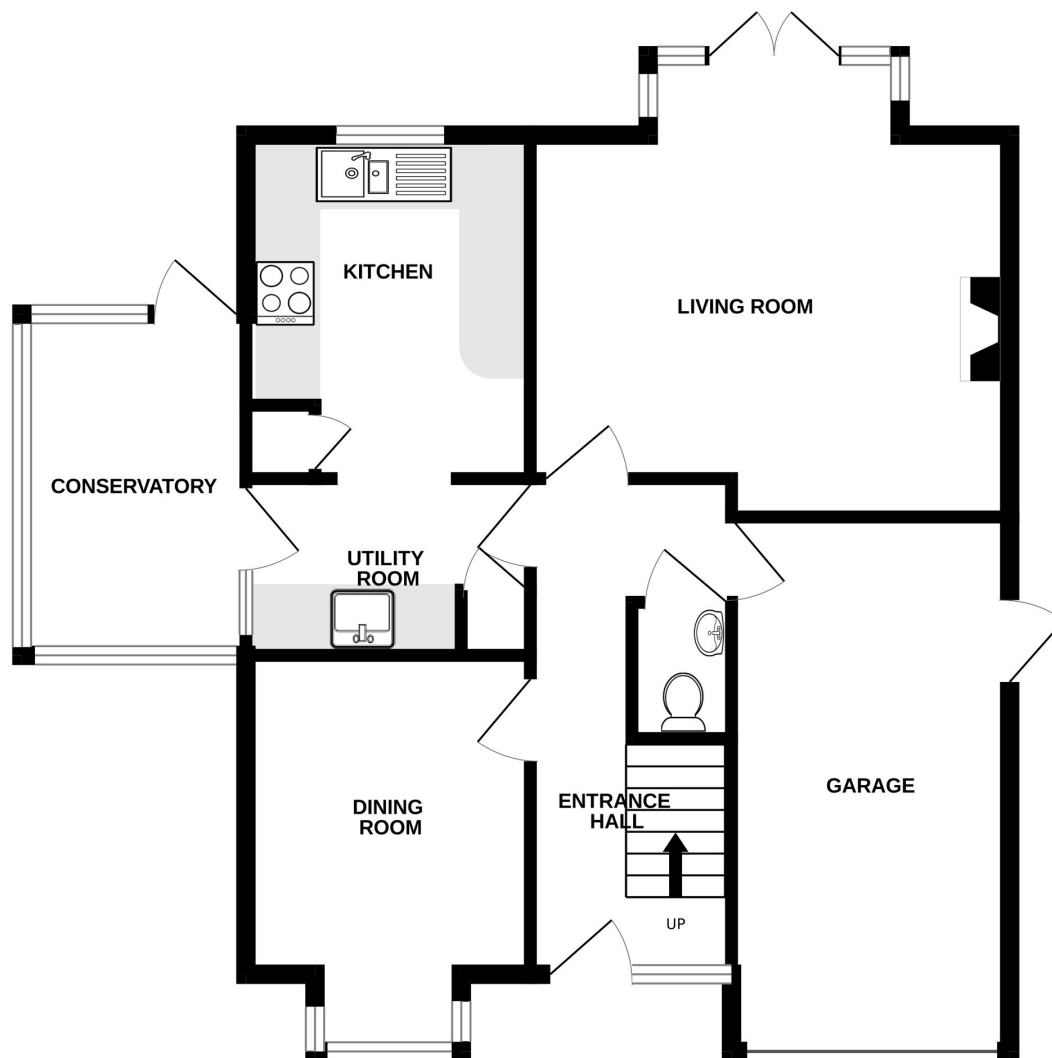
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#### HARBOUR CHARGE:

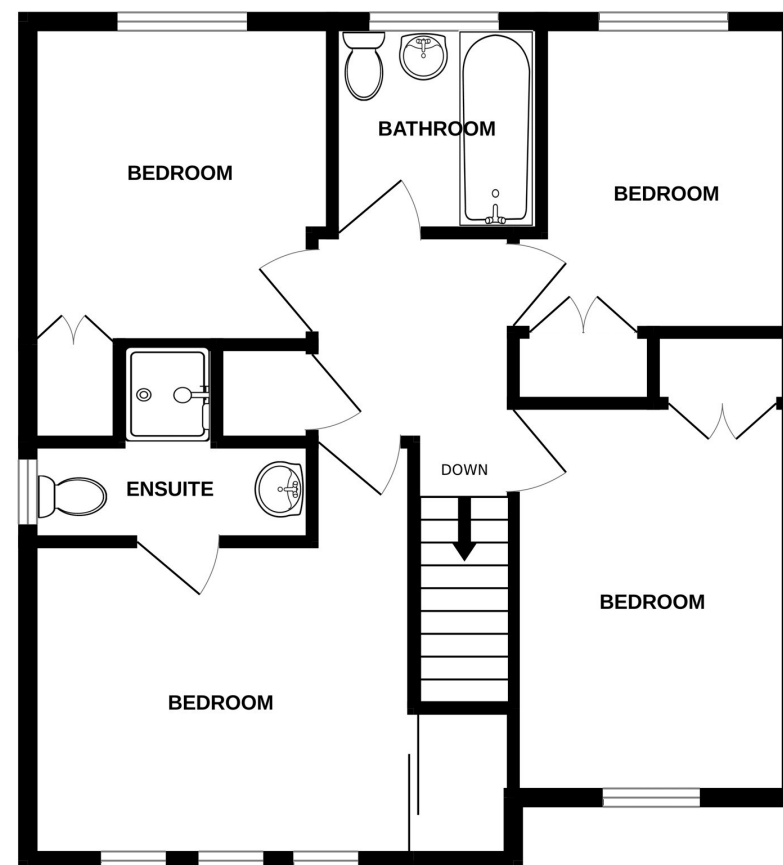
£295.50 per annum



GROUND FLOOR



1ST FLOOR



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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