



4 Coral Reef Close, Eastbourne, BN23 5PF

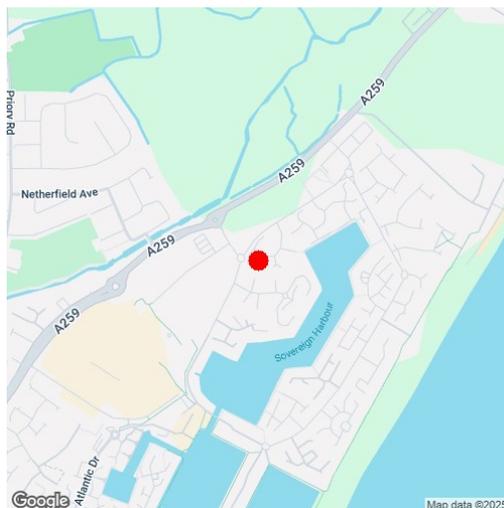
Price £660,000 | Freehold

LS Leaper
Stanbrook

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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 chef's kitchen/diner which boasts a range of matching wall and base units, 5cm thick corian worktops, tongue and groove panelling 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 chef's kitchen with tongue and groove panelling with 5cm thick corian work surfaces, centre island unit with breakfast bar to seat 4 and built in charging stations. Rangemaster range cooker with 5 ring gas hob, hot plate, 2 ovens, grill and Bosch warming drawer. Bosch combo microwave, CDA wine cooler, deep pan drawers with built in spice shelves, floor to ceiling double door opening corner larder with wine storage, integrated dishwasher, space for American style fridge freezer, Kettle instant hot, filtered water tap, space for large dining table and bi-fold doors opening to rear garden.

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

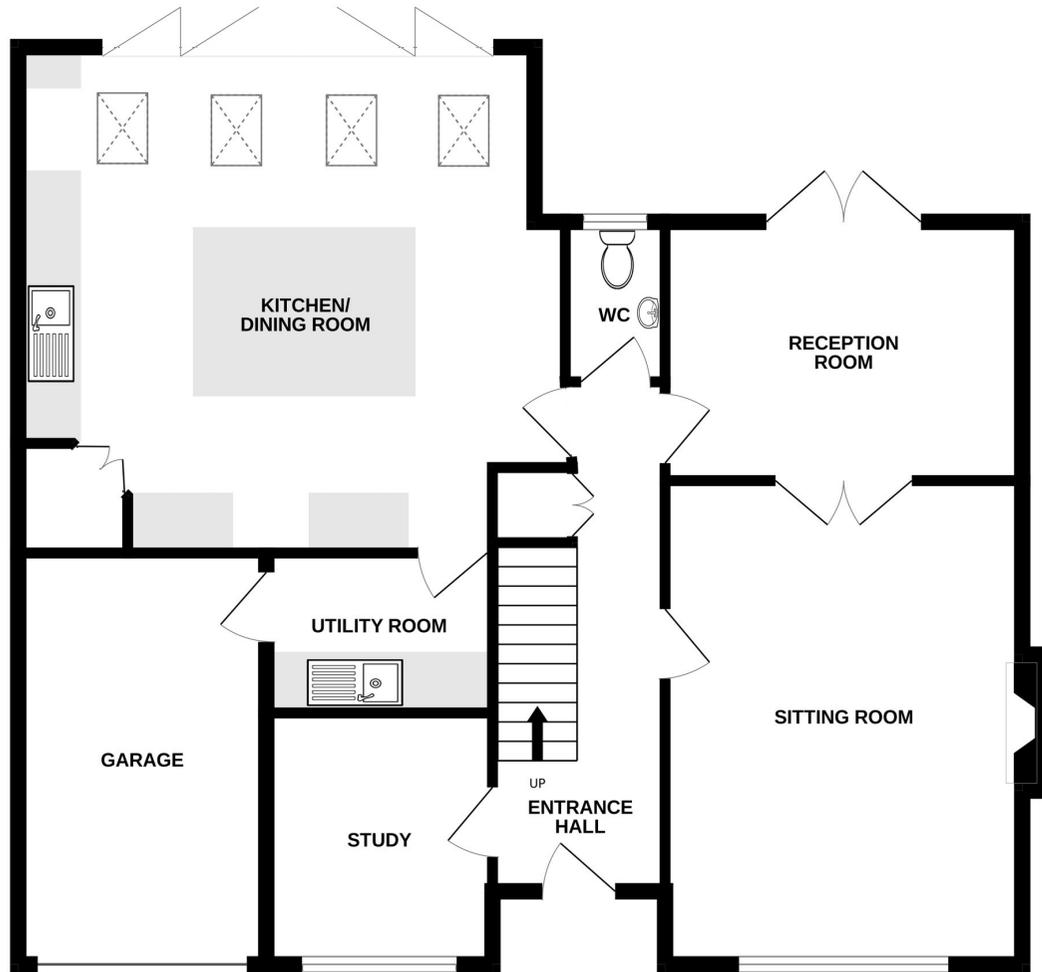
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COUNCIL TAX

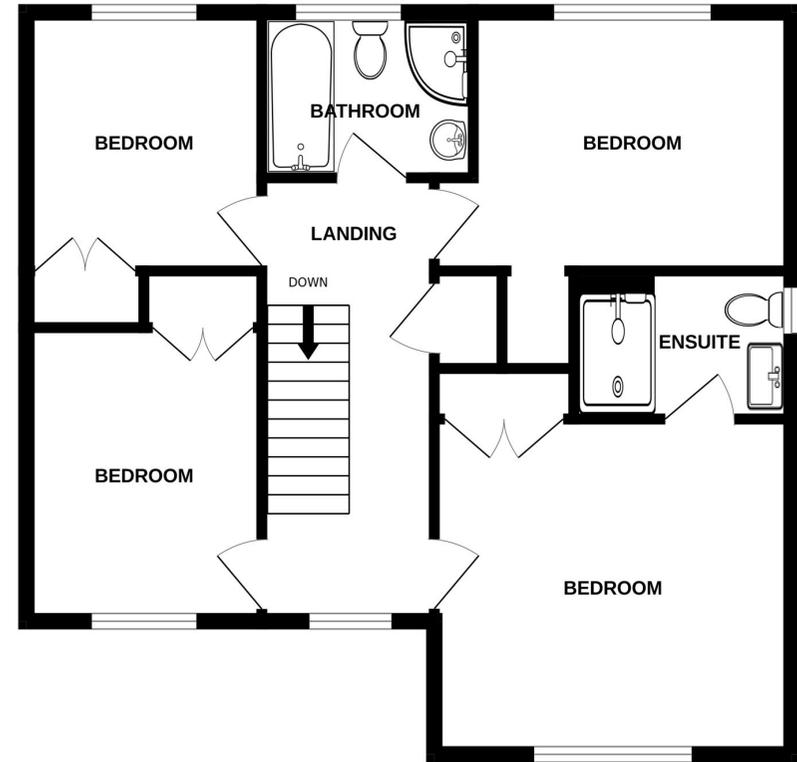
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GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



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 services, systems and appliances shown herein have not been tested and are unguaranteed.

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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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