



**Dukes Drive, Eastbourne BN20 7XH**



**welcome to**

**Dukes Drive, Eastbourne**

A rare opportunity to acquire this exceptionally spacious chalet-style residence occupying one of the Meads' most prestigious and highly sought-after seafront positions, directly adjacent to the promenade and enjoying an enviable coastal setting.



### Entrance Hall

Double glazed door and window to the front aspect. Storage cupboard. Under stairs cupboard.

### Lounge

Double glazed window to the side and front aspect. Double glazed patio doors to the front and rear aspect. Radiator. Skylight.

### Kitchen

A range of wall and base units with work top over incorporating a sink and drainer unit. Double eye level oven and gas hob with cooker hood above. Spot lighting. Integral dish washer and fridge / freezer. Radiator. Double glazed window and patio doors to the side aspect.

### Bedroom 1

Double glazed window to the side aspect. Built in cupboard. Spot lighting. Radiator. Double glazed door to the side aspect.

### En - Suite

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

### Cloakroom

Double glazed window to the rear aspect. Low level W.C. Wash hand basin.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Airing cupboard. Double glazed window to the side aspect.

### Bedroom 2

Double glazed window to the side aspect. Double glazed patio door leading to private balcony. Built in cupboard. Radiator.

### En - Suite

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

### Bedroom 3

Double glazed window to the front and side aspect. Built in cupboard. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Heated towel rail. Cupboard. Spot lighting. Double glazed window to the rear aspect.

### Private Balcony

Private balcony with a beautiful view from the second bedroom.

### Front Garden

Patio area leading to an area mainly laid to lawn. Mature trees and shrubs. Hedge surround making it very secluded and private. Outside tap. Access to one bedroom annex.



Total floor area: 185.9 sq.m. (2,001 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Dukes Drive, Eastbourne

- DETACHED CHALET STYLE RESIDENCE
- RARELY AVAILABLE PRIME MEADS SEAFRONT LOCATION
- EXCEPTIONALLY SPACIOUS ACCOMMODATION THROUGHOUT
- THREE GENEROUS DOUBLE BEDROOMS
- 1 BEDROOM ANNEX WITH PRIVATE ENTRANCE

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers in excess of

**£1,000,000**



Please note the marker reflects the postcode not the actual property

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