HUNT FRAME

ESTATE AGENTS



2 Lincoln Close, Eastbourne, BN20 7TZ

£2,100 Per Month

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STUNNING, ATTRACTIVE, SPACIOUS DETACHED HOME, located in the heart of MEADS. 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 DOUBLE GARAGE. Highly Recommended.

The property has an aspect to the rear onto wooded and scenic downland which forms part of the South Downs National Park. 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.







HOLDING DEPOSIT: £484.61
SECURITY DEPOSIT: £2423.07
COUNCIL TAX BAND G

IF INTERESTED IN THIS PROPERTY, PLEASE CLICK ON 'EMAIL AGENT' OR FILL OUT AN EMAIL CONTACT FORM TO BE GIVEN AN APPLICATION FORM TO COMPLETE. WE ARE UNABLE TO COMPLETE THESE OVER THE PHONE.

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.

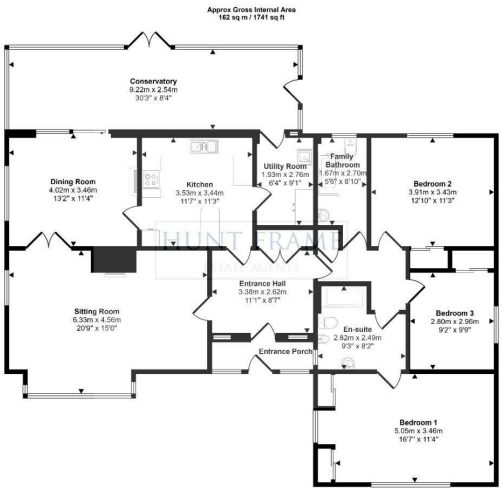
MASTER BEDROOM
16'7 x 11'4 (5.05m x 3.45m)
Of spacious proportions being dual aspect with double glazed windows to the front and and front terrace, two large built in wardrobe cupboards with mirror fronts, radiator.

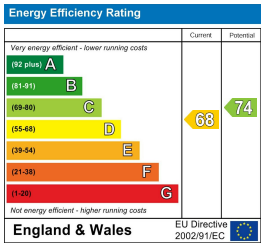
REAR GARDENS
Of excellent proportions and extremely well established, initially with a large paved terrace, adjacent to the conservatory, which extends to the side via a gate. Steps and a path lead to the upper gardens which are laid to lawn with lovely mature boundaries, which ensure excellent screening 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.

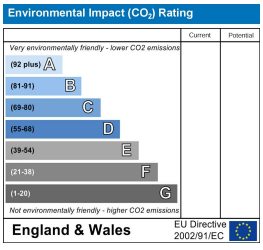
FRONT GARDENS
Being situated on a corner plot the gardens wrap around the property with lawns and shrubs to the front aspect and steps to the main entrance.

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.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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