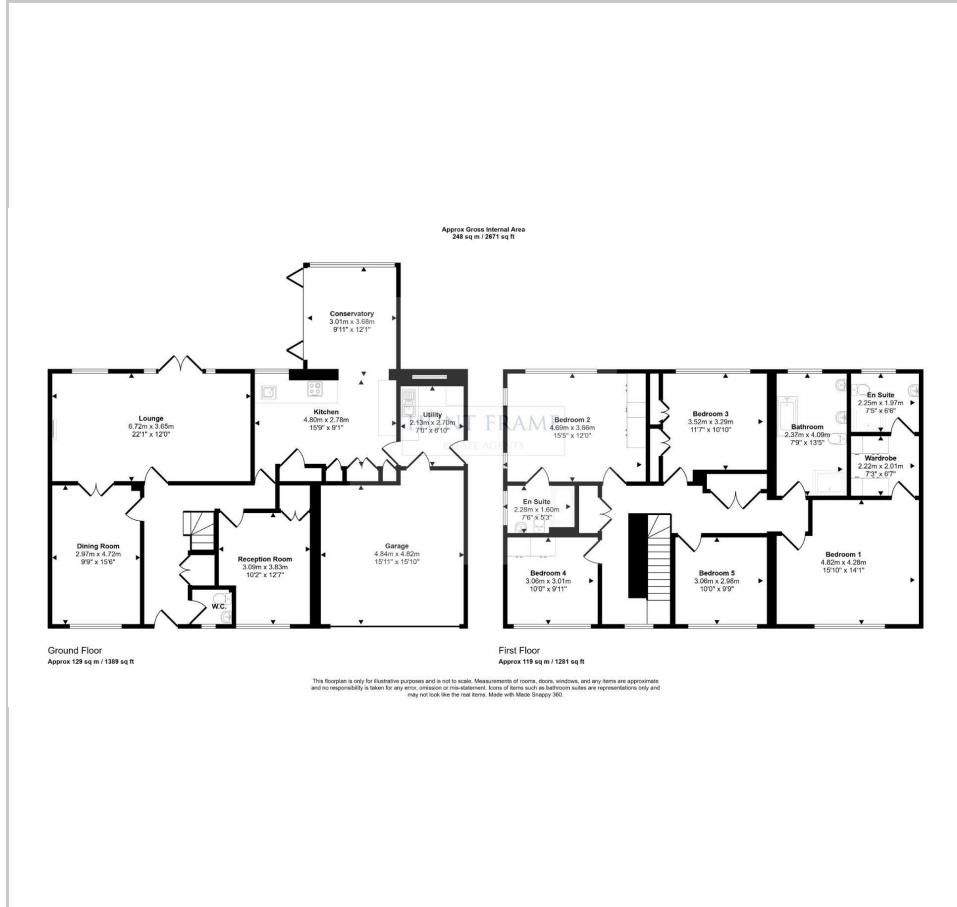




**11 Cranborne Avenue**  
Meads, Eastbourne, BN20 7TS

Offers Over £900,000





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A	90	92	(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs					
EU Directive 2002/91/EC				EU Directive 2002/91/EC	
England & Wales				England & Wales	

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- FIVE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM WITH ORANGERY
- LIVING ROOM, DINING ROOM & STUDY
- MAIN BEDROOM WITH DRESSING ROOM AND EN-SUITE
- BEDROOM TWO WITH EN-SUITE
- EXTENDED, REFURBISHED AND BEAUTIFULLY PRESENTED
- INTEGRAL DOUBLE GARAGE AND DRIVEWAY
- SOLAR PANELS WITH BATTERY, DOUBLE GLAZING, GAS CENTRAL HEATING
- NOT ENERGY EFFICIENT - HIGHER RUNNING COSTS

OUTSTANDING, SUBSTANTIALLY IMPROVED & EXTENDED DETACHED FAMILY HOME, located in the much sought after MEADS area of Eastbourne. Enjoying skilfully modernised accommodation, which extends to around 2350 sq ft in size, with a superb energy rating which includes the installation of SOLAR PANELS. VERSATILE usage across two floors with THREE RECEPTION ROOMS, a REFITTED KITCHEN with a LOVELY, ADJACENT ORANGERY. The first floor is no less impressive with FIVE DOUBLE BEDROOMS to include a DELIGHTFUL MASTER BEDROOM with EN-SUITE & DRESSING AREA. The plot and mature, South facing landscaped gardens support the house extremely well, along with an INTEGRAL DOUBLE GARAGE with additional OFF ROAD PARKING. The property comes Highly Recommended.

Occupying a much favoured position within the exclusive area of Meads, situated within a quarter of a mile of Meads Village, which has a range of local shops and amenities, also in close proximity is the South Downs National Park. The town centre with its comprehensive range of shopping facilities, theatres and mainline railway station is about one and a half miles distant.



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.