

Crane & Co



Price Guide

£850,000 - £900,000

10 Garnet Drive, Eastbourne, East Sussex BN20 9AE

 4 Bedroom  2 Bathroom  2 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

 4 Bedroom  2 Bathroom  2 Reception

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A truly elite house, extended and renovated to an exceptionally high standard. This 4 bedroom detached house could be the 'forever home' you've been looking for. Move in, unpack and enjoy your surroundings straight away. You don't even need to lift a paintbrush. A wonderful social reception space has been created with a large orangery, linking the living room and well-appointed luxury fitted kitchen, perfect for busy family life. The separate utility room is also a useful space to be able to close the door on. Upstairs, is equally as impressive! The master bedroom is vast and has a dressing room and en-suite shower room. The 3 remaining bedrooms are served by a beautiful family bathroom, as well as the ground floor W/C. As you meander up the garden you can fully appreciate the seclusion and tranquility on offer. At the end of the garden is a real treat. The heated swimming pool with pool house (which could easily double up as a home office) means that there's no end to the good times that can be had. With a garage and ample off-road parking, this perfect home really does have it all.

Main Features

- Executive Detached House
- Wonderful Peaceful Location
- 4 Bedrooms
- Impressive Open Plan Living/Dining Room and Kitchen
- Mature Garden
- Swimming Pool With Pool House
- Garage and Ample Off Road Parking

Room Sizes

Entrance Porch
Entrance Hall
Kitchen/Breakfast Room - 21'6 x 10'
Conservatory - 13'9 x 12'1
Living Room - 21'10 x 16'4
Utility Room - 10'7 x 5'7
Cloakroom
First Floor
Bedroom 1 - 17'2 x 13'6
En-suite
Bedroom 2 - 16'9 x 13'4
Bedroom 3 - 10'7 x 10'7
Bedroom 4 - 9'10 x 7'
Bathroom - 8'2 x 5'8
Outside
Pool House - 15'9 x 9'2
Garage - 18'7 x 8'2
Driveway

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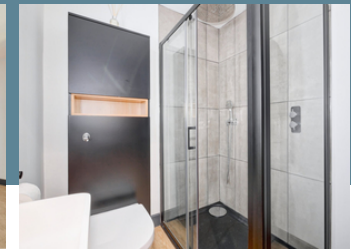




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4 Bedroom 2 Bathroom 2 Reception



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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