



32 Gaudick Close
Eastbourne, BN20 7QF

£450,000

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Phil Hall Estate Agents welcomes to the market Gaudick Close, tucked away in a peaceful cul-de-sac in the highly coveted Meads area of Eastbourne. This beautifully presented three-bedroom semi-detached family home offers a rare opportunity to reside in one of the town's most desirable residential enclaves. Within close walking distance to Meads Village, which offers a charming selection of independent shops, cafes, and amenities, the home is also ideally located for access to Eastbourne's scenic seafront, outstanding local schools, and excellent transport links.

Upon entering the property, you are greeted by a welcoming entrance hall, providing immediate access to the ground floor accommodation and the staircase rising to the first floor.

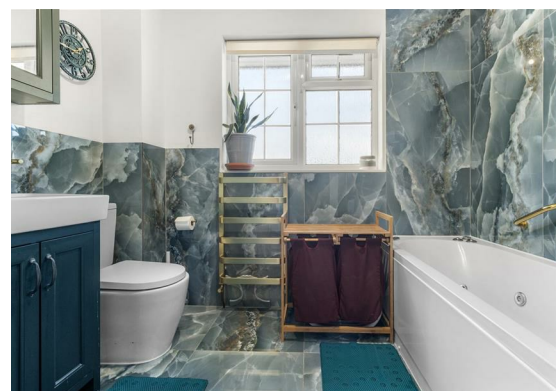
The spacious through living/dining room is flooded with natural light from its dual-aspect glazing—a large double-glazed window to the front and patio doors to the rear. A feature fireplace serves as a cosy focal point, while the generous dimensions make it ideal for both family living and formal entertaining.

The modern kitchen, which has been tastefully updated and fitted with a comprehensive range of wall-mounted and base units in a contemporary finish, with complementary work surfaces. High-spec integrated appliances include a Bosch built-in oven and microwave, a four-ring hob with extractor hood, integrated fridge, freezer, dishwasher, and washing machine. This is a space designed not just for function but for enjoyment—whether cooking for the family or hosting guests.

From the kitchen, you step into the delightful sun room, an ideal retreat that offers panoramic views of the garden. With two double-glazed sliding doors, the room acts as a seamless extension of the kitchen and leads directly onto rear garden. Also on the ground floor is a conveniently positioned cloakroom/WC

Upstairs, the property offers three generously proportioned bedrooms, along with a modern bathroom fitted in a three piece suite.





LOCATION, LOCATION, LOCATION

Gaudick Close enjoys a peaceful setting yet lies just moments from the vibrant heart of Meads Village, which offers boutique shops, a popular bakery, grocery store, post office, and several well-reviewed cafés and pubs. Excellent primary and secondary schools are close at hand, making this an ideal location for families. Nature lovers will enjoy nearby access to the South Downs National Park, while the cliff-top walks and beaches of Eastbourne's coastline are just a short stroll away.

With its combination of space, style, convenience, and location, this property represents a superb opportunity to acquire a forever family home in one of Eastbourne's most prestigious residential neighbourhoods.

Entrance Hall

Ground Floor Cloakroom
5'04 x 2'11 (1.63m x 0.89m)

Living Area
16'04 x 12'08 (4.98m x 3.86m)

Dining Area
10'06 x 10'02 (3.20m x 3.10m)

Kitchen
9'10 x 8'10 (3.00m x 2.69m)

Sun Room
9'09 x 6'01 (2.97m x 1.85m)

First Floor Landing

Bedroom One
12'00 x 11'05 (3.66m x 3.48m)

Bedroom Two
12'01 x 10'11 (3.68m x 3.33m)

Bedroom Three
8'09 x 7'11 (2.67m x 2.41m)

Bathroom
8'04 x 5'07 (2.54m x 1.70m)

Outside

The rear garden is a real highlight—private, enclosed, and thoughtfully landscaped. A paved patio adjoins the rear of the property, offering an ideal space for outdoor dining or entertaining. Beyond this lies a well-maintained lawn, perfect for children to play or pets to enjoy, and at the far end of the garden is a decked seating area—a sun trap and a great spot for a morning coffee or evening glass of wine.

To the front, the home benefits from a block-paved driveway, providing off-road parking and leading to a single garage, offering further secure parking or valuable storage space.

Garage
19'03 x 8'07 (5.87m x 2.62m)



Floor Plan



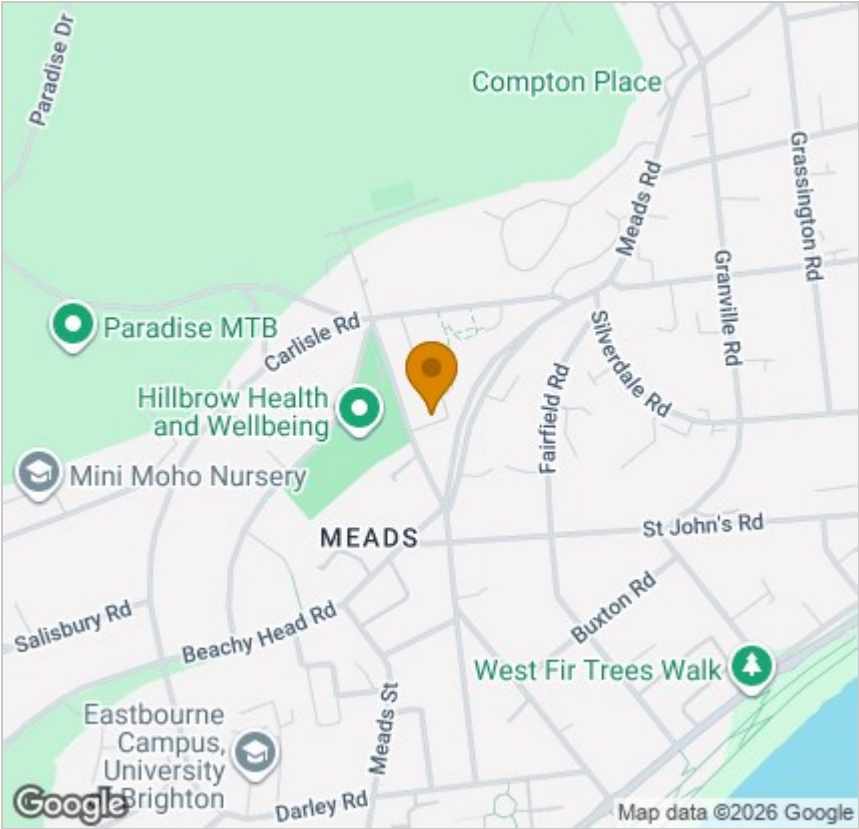
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

