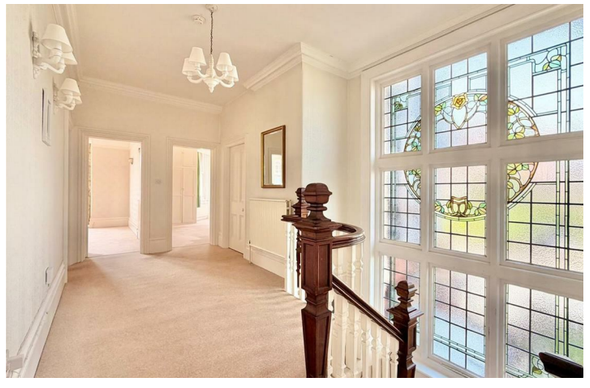
5 Dittons Road,
Eastbourne, BN21 1DN

Leasehold - Share of Freehold

Guide Price
£325,000 - £375,000








3 Bedroom | 1 Reception | 1 Bathroom

TOWN FLATS

www.town-property.com | info@townflats.com | 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

TOWN FLATS

01323 416600

Leasehold - Share of Freehold

Guide Price
£325,000 - £375,000

3 Bedroom | 1 Reception | 1 Bathroom



5 Dittons Road, Eastbourne, BN21 1DN

GUIDE PRICE £325,000 TO £350,000
Occupying the entire first floor of an attractive turreted Edwardian detached house, this characterful apartment offers a rare blend of period charm and generous space. Accessed via its own private entrance with the benefit of a video entryphone, the property features a striking staircase & galleried landing with a large stained glass window, high ceilings, and a wealth of original features throughout. The accommodation includes three well proportioned double bedrooms, a bay fronted sitting room, a family bathroom with both bath and separate shower and an additional cloakroom. Further benefits include gas central heating, an updated fuse board, a private driveway, private garden, and a share of the freehold. Situated in the highly sought after Saffrons area, the property enjoys a prime position close to Gildredge Park, Saffrons Sports Park, and Eastbourne train station, with the town centre also within easy reach. Offered chain free, this is an excellent opportunity to acquire a distinctive home in one of Eastbourne's most desirable residential enclaves.

www.town-property.com | info@townflats.com

Leasehold - Share of Freehold

5 Dittons Road, Eastbourne, BN21 1DN

Guide Price
£325,000 - £375,000

Main Features

- Saffrons Apartment That Occupies The Entire First Floor Of An Attractive Turreted Edwardian Detached House
- Three Well Proportioned Double Bedrooms
- Private Entrance Offering Added Independence & Privacy
- Impressive Staircase & Galleried Landing With Striking Stained Glass Window
- Wealth Of Original Period Features & High Ceilings Throughout
- Elegant Bay Fronted Sitting Room Filled With Natural Light
- Family Bathroom With Both Bath & Separate Shower, Plus Additional Cloakroom
- Benefits Include Gas Central Heating & Updated Fuse Board
- Private Driveway & Private Garden, Plus Share Of Freehold
- Sought After Saffrons Location, Close To Parks, Station & Town Centre, Offered CHAIN FREE

Entrance
Private front door with stairs leading to galleried landing.

Stairs & Galleried Landing
Radiator. Video entryphone handset. Coving. Stained glass feature window to front aspect.

Bay Windowed Sitting Room
18'0 x 17'2 (5.49m x 5.23m)
4 radiators. Feature fireplace. Wall lights. Coved ceiling. Picture rail. Single glazed bay windows to side aspect on Arlington Road.

Fitted Kitchen
13'0 x 9'5 (3.96m x 2.87m)
Radiator. Wall and base units with work surfaces. 1 & a half bowl sink unit with drainer. Electric hob & double electric oven. Extractor hood. Gas boiler. Plumbing for washing machine. Integral fridge freezer and dishwasher. Airing cupboard with additional cupboard housing gas boiler and new fuse board. Dual aspect room with single glazed sash windows to side and rear aspect.

Bedroom 1
16'8 x 13'9 (5.08m x 4.19m)
Radiator. Full width fitted wardrobes. Wash hand basin with additional fitted wardrobes and drawers. Single glazed sash bay window to front aspect

Bedroom 2
16'8 x 13'11 (5.08m x 4.24m)
Fitted wardrobes, wash hand basin. Feature fireplace. Coved ceiling. Picture rails. Single glazed sash windows to turret facing front and side aspects.

Bedroom 3
13'1 x 11'8 (3.99m x 3.56m)
3 radiators. Feature fireplace. Coved ceiling. Fitted wardrobe. Stained glass bay sash window.

Bath & Shower Room/WC
Bath. Separate shower cubicle. Low level WC. Wash hand basin on vanity. Shaver point. Heated towel rail. Double glazed window to front aspect.

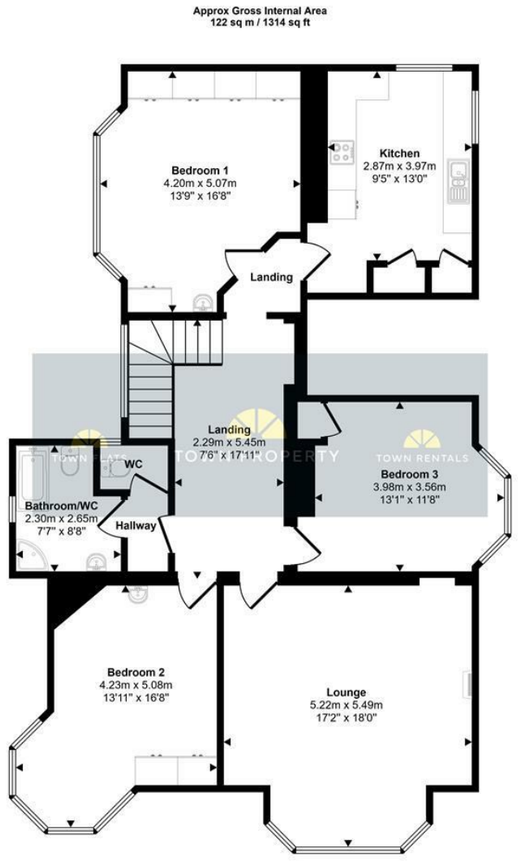
Cloakroom
Low level WC. Overhead storage. Double glazed window to side aspect.

Outside
Walled private garden area with matured plants and shrubbery with gate to private driveway plus storm porch besides the private front door.

Parking
Driveway for one car

EPC = C

Council Tax Band = D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £115 per calendar month for maintenance & insurance.
Lease: 125 years from 1996. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.