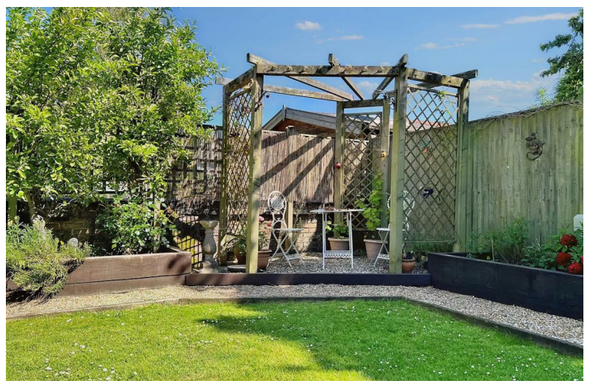
Freehold

Brentwood, 45 Brassey Avenue, Eastbourne, BN22 9QD

£535,000



4 Bedroom | 3 Reception | 1 Bathroom

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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.

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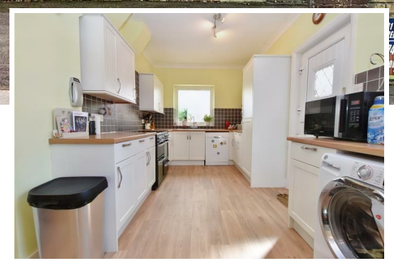
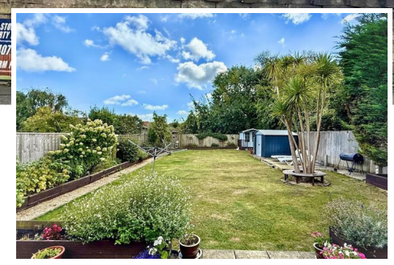

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Enviably located within West Hampden Park just yards from the High Street shops and mainline railway station, this imposing Edwardian detached house has four bedrooms and three receptions with a large conservatory that opens onto the majestic Southerly facing rear gardens. Providing excellent accommodation for families, there is a fitted kitchen/breakfast room, bathroom and separate wc and ample parking with a driveway and single garage included. Double glazing and gas fired central heating and radiators extend throughout and the house boasts new UPVC soffits and fascias and has been newly decorated. The delightful Hampden Park, Eastbourne Sports Park and David Lloyd Fitness Club are all within close walking distance and the surrounding area is well served with schools, shops and colleges. Eastbourne town centre is approximately three miles distant.

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Main Features

- Detached House
- 4 Bedrooms
- Sitting Room
- Family Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory/Garden Room
- Bathroom
- Separate WC
- South Westerly Facing Garden Approx 80'
- Driveway & Garage

Entrance
Covered entrance with frosted door to-

Entrance Vestibule
Stained and frosted window and inner door to-

Entrance Hallway
Understairs office area. Carpet.

Sitting Room
13'11 x 10'11 (4.24m x 3.33m)
Radiator. Fireplace with surround and mantel above and wall mounted electric fire. Carpet. Double glazed window to front aspect.

Family Room
13'6 x 10'4 (4.11m x 3.15m)
Radiator. Fireplace with surround and mantel above with gas point and open hearth. Carpet. Double glazed window to side aspect. Sliding double glazed door to conservatory/garden room.

Kitchen/Breakfast Room
19'0 x 8'6 (5.79m x 2.59m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for range cooker. Integrated fridge freezer. Space and plumbing for washing machine, dishwasher and tumbler dryer. Breakfast bar. Range of wall mounted units. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects and double glazed stable door providing access to the front and rear gardens.

Double Glazed Conservatory/Garden Room
20'11 x 11'11 (6.38m x 3.63m)
Radiator. Wood laminate flooring. Double glazed windows to rear aspect and double glazed double doors to rear.

Stairs from Ground to First Floor Landing:
Radiator.

Bedroom 1
14'4 x 11'1 (4.37m x 3.38m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2
13'9 x 10'8 (4.19m x 3.25m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 3
10'11 x 7'8 (3.33m x 2.34m)
Radiator. Wood laminate flooring. Built in wardrobe and airing cupboard. Double glazed window to rear aspect.

Bedroom 4
8'10 x 6'8 (2.69m x 2.03m)
Radiator. Carpet. Double glazed window to front aspect.

Bathroom
Panelled bath with mixer tap, shower attachment and wall mounted shower. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Separate WC
Low level WC. Frosted double glazed window.

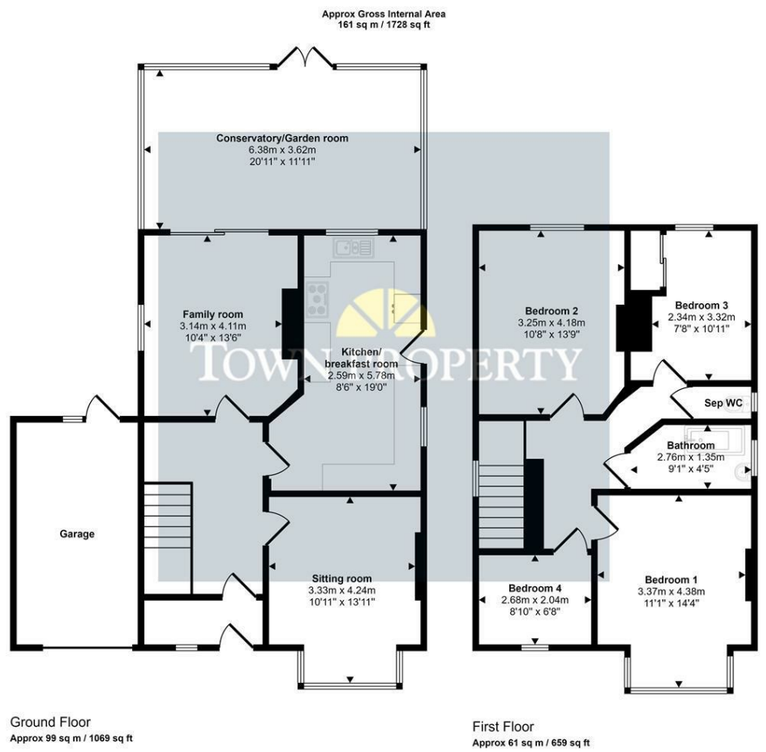
Outside
The Southerly facing rear garden extends to approximately 80' in length and is essentially laid to lawn and patio with planted borders. Store sheds, side access and direct access to the garage are also included.

Parking
There is a driveway to the front with ample off street parking.

Garage
Centrally opening doors. Electric power and light. Door to rear.

Council Tax Band = E

EPC = D



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.

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