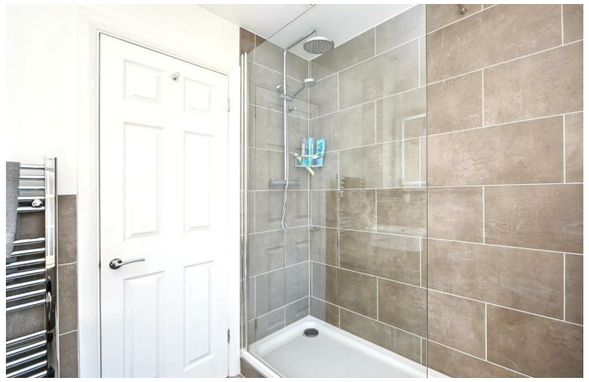
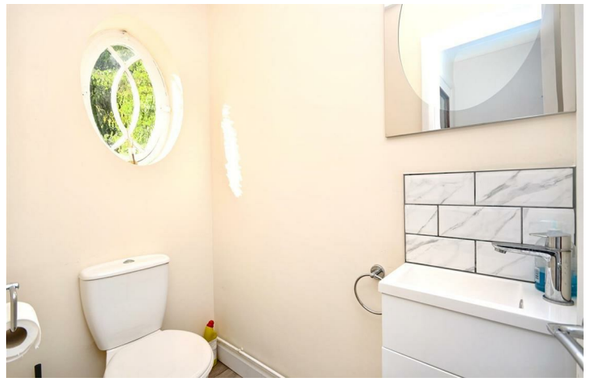
Freehold

## 41 Chesterfield Gardens, Eastbourne, BN20 7NJ

# £625,000

3 Bedroom | 2 Reception | 2 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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## 41 Chesterfield Gardens, Eastbourne, BN20 7NJ

A beautifully refurbished three double bedroom townhouse, enviably positioned within an exclusive and peaceful residential enclave in the heart of Meads, just a few hundred yards from the seafront, Holywell, the South Downs and the charming amenities of Meads Village. Offered to the market chain free, the property has been comprehensively improved by the current owner, with a new kitchen, two new bathrooms, a new boiler, new consumer unit and new flooring throughout, creating a stylish home ready to move straight into. Overlooking attractive square gardens to the front, the accommodation is arranged over three spacious floors and offers an excellent balance of modern comfort and practical family living. The ground floor features a contemporary fitted kitchen, two versatile reception rooms and a convenient cloakroom, while the first floor provides two generous double bedrooms, both with built in wardrobes, alongside a beautifully appointed family bathroom. Occupying the entire top floor, the impressive principal suite offers a luxurious retreat complete with a private balcony enjoying a sea glimpse, fitted storage and a stylish en-suite shower room. Outside, there is a private rear garden and a garage en-bloc with parking in front providing invaluable off-road parking. Combining an exceptional location, high-quality improvements and generous accommodation, this is a rare opportunity to secure a turnkey home in one of Eastbourne's most prestigious coastal settings.

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## Main Features

- Chain Free Three Double Bedroom Townhouse
- Exclusive Meads Location Moments From The Seafront And Holywell
- Beautifully Refurbished Throughout To A High Standard
- Stunning Principal Suite Occupying The Entire Top Floor
- Private Balcony With Sea Glimpse And En-Suite Shower Room
- Two Further Double Bedrooms With Built-In Wardrobes
- Contemporary Kitchen And Two Versatile Reception Rooms
- New Kitchen, Bathrooms, Boiler, Consumer Unit And Flooring
- Private Rear Garden
- Garage En-Bloc With Parking Space In Front And Outlook Over Attractive Square Gardens

Porch
Double glazed front door.

Entrance Hallway
Radiator. Understairs cupboard.

Ground Floor Cloakroom
Low level WC. Wash hand basin set on a vanity unit. Heated heated towel rail. Single glazed feature window to front aspect.

Dining Room
17'1 x 12'3 (5.21m x 3.73m)
Radiator. Double glazed patio doors and window to rear aspect. Opening through to:

Lounge
10'10 x 10'0 (3.30m x 3.05m)
Radiator. Fireplace. Double glazed bay window to front aspect.

Kitchen
11'2 x 8'7 (3.40m x 2.62m)
Fitted range of wall and base units with under-unit lighting, surrounding work surfaces with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine and tumble dryer. Radiator. Electric hob with electric oven under and extractor over. Space for a fridge freezer. Double glazed rear door and window to rear aspect.

First Floor Landing
Radiator. Airing cupboard.

Bedroom Three
17'6 x 8'8 (5.33m x 2.64m)
Radiator. Built in wardrobe. Three double glazed windows to rear aspect.

Bedroom Two
14'6 x 12'0 (4.42m x 3.66m)
Radiator. Built in wardrobes. Two double glazed windows to front aspect.

Shower Room
Walk in shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window to front aspect.

Second Floor Landing
Double glazed balcony door.

Principal Bedroom
14'1 x 13'10 (4.29m x 4.22m)
Built in wardrobe. Loft access (not inspected). Dual-aspect room with a double glazed window to front aspect and double glazed balcony doors to the rear.

En Suite
Shower cubicle. Low level WC. Wash hand basin set on a vanity unit. Heated towel rail. Double glazed window to front aspect

Outside
The rear garden is mainly laid to lawn and has an area of patio adjoining the house. Gated side and rear access. Brick built outbuilding housing the gas boiler.

Front Garden
Laid to lawn with a paved pathway leading to the front door and a planted border beneath the bay window.

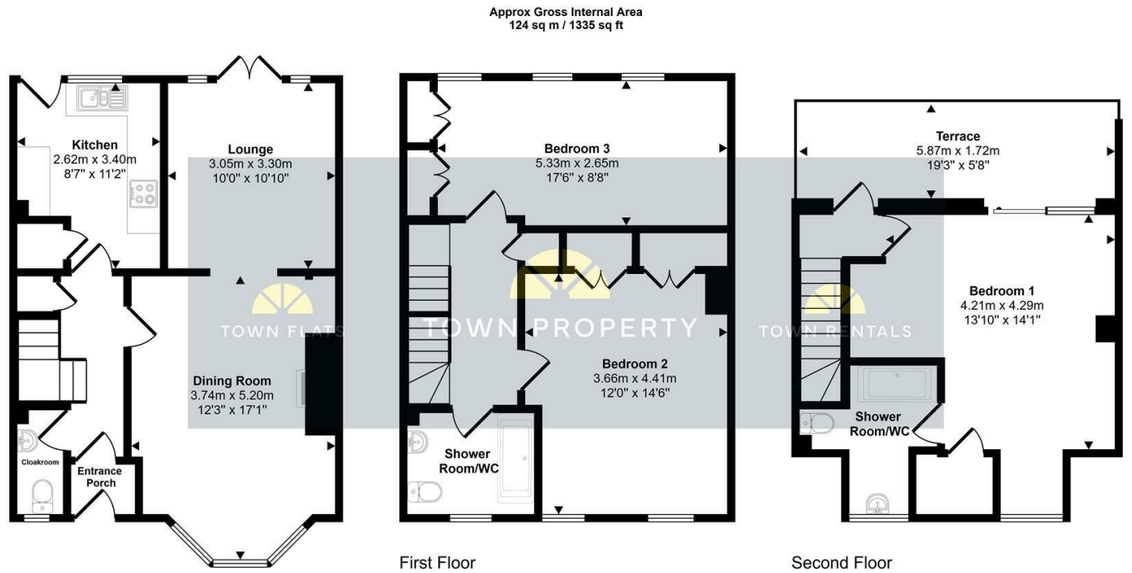
Garage
Garage located in a nearby block with an up and over door.

Parking
Parking space in front of the garage.

EPC = E

COUNCIL TAX BAND = F

Approx Gross Internal Area
124 sq m / 1335 sq ft




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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