

32a Prideaux Road, Eastbourne, BN21 2NB

Freehold
Guide Price
£750,000 - £800,000



6 Bedroom 2 Reception 6 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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Enviably located in Upperton this impressive detached house provides substantial accommodation that is ideally suited to both families and investors. Having been extended there are 6 bedrooms, 4 with en suites as well as a family bathroom and a shower room. On the ground floor there is a triple aspect sitting room with an open fire as well as a well-equipped extended kitchen/dining room. Bi-fold doors lead from the dining area onto the secluded, walled rear garden. Further benefits include a garden room, a snug/study and a cloakroom. The front garden and driveway are gated and there is generous off-road parking. The single garage can be accessed from the front and the rear of the property. Local shops in Rodmill and nearby schools serving all age groups are within walking distance. Motcombe Village shops including Waitrose supermarket, Gildredge Park and bus services into town are also accessible. The town centre with its numerous amenities including theatres, art galleries and mainline railway, is approximately one mile distant. Being sold CHAIN FREE, some modernisation and redecoration is required.

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Main Features	Entrance Double glazed door to-	En-Suite Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.
<ul style="list-style-type: none">Detached House	Entrance Hallway Radiator.	Bedroom 5 9'57 x 9'36 (2.74m x 2.74m) Radiator. Double glazed window to front aspect.
<ul style="list-style-type: none">6 Bedrooms	Cloakroom Low level WC. Double glazed window to front aspect.	Bedroom 6 8'67 x 8'61 (2.44m x 2.44m) Radiator. Door to-
<ul style="list-style-type: none">Cloakroom		
<ul style="list-style-type: none">Study	Study 9'64 x 9'35 (2.74m x 2.74m)	
<ul style="list-style-type: none">Sitting Room	Radiator. Double glazed bay window to front aspect.	En-Suite Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.
<ul style="list-style-type: none">Garden Room	Sitting Room 21'52 x 16'61 max narrowing to 11'95 (6.40m x 4.88m max narrowing to 3.35m) Radiator. Wood laminate flooring. Brick surround with open fireplace and mantel above.	Bath & Shower Room/WC Panelled bath. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.
<ul style="list-style-type: none">Extended Kitchen/Dining Room & Utility Room	Double glazed windows to front and rear aspects. Door to-	Stairs from First to Second Floor Landing
<ul style="list-style-type: none">Bathroom/WC, Shower Room/WC & 4 x En-Suite Shower Room/WC's	Garden Room 9'83 x 6'55 (2.74m x 1.83m) Double glazed windows to front and side aspects. Door to garden.	Master Bedroom 16'46 x 9'23 (4.88m x 2.74m) Radiator. Double glazed window to rear aspect. Velux window to front aspect. Door to-
<ul style="list-style-type: none">Secluded Rear Garden, Gated Driveway & Garage	Extended Kitchen/Dining Room 24'39 x 12'91 (7.32m x 3.66m) 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 and including range cooker and integrated dishwasher. Space for American style fridge freezer. Range of wall mounted units. Extractor. Radiator. Double glazed windows to rear and side aspects.	En-Suite Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.
<ul style="list-style-type: none">CHAIN FREE	Utility Room 6'17 x 4'82 (1.83m x 1.22m) Space and plumbing for washing machine. Wall mounted gas boiler. Door to drying room. Double glazed window.	Bedroom 4 15'71 x 9'59 (4.57m x 2.74m) Radiator. Double glazed window to rear aspect. Velux window to front aspect.
	Stairs from Ground to First Floor Landing: Window to rear aspect.	Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.
	Bedroom 2 12'89 x 11'76 (3.66m x 3.35m) Radiator. Double glazed window to rear aspect. Door to-	Outside There are walled rear gardens laid mostly to lawn with a decking patio and raised borders.
	En-Suite Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.	The front garden is planted with shrubs and tree's and also has a gated driveway.
	Bedroom 3 10'80 x 10'40 (3.05m x 3.05m) Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-	Parking The block paved driveway provides ample off street parking for a number of vehicles and leads to the single garage.
		EPC = D
		Council Tax Band = E