

37 St. Martins Road,  
Eastbourne, BN22 0LG

Freehold

£550,000



4 Bedroom 1 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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A modern detached family home with excellent kerb appeal, constructed only a few years ago and finished to a high specification throughout. Beautifully presented and brightly appointed, the property offers generous proportions ideal for contemporary family living, including a bay fronted sitting room, separate study, ground floor WC, stylish fitted kitchen diner with patio doors opening onto the South facing rear garden, and a separate utility room. To the first floor are four generous double bedrooms, including a spacious principal bedroom with ensuite, together with a modern family bathroom. Externally, the property benefits from a front lawned garden with off road parking leading to a garage and a large South facing rear garden, creating an excellent space for outdoor entertaining and family enjoyment. Situated in the sought after Lower Willingdon area, the property is popular for its excellent school catchments and convenient access to local amenities, whilst being within easy reach of the South Downs, town centre and seafront.

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**Main Features**

- Modern Detached Family Home
- Excellent Kerb Appeal With Off Road Parking Leading To The Garage
- Built Only A Few Years Ago
- Sought After Lower Willingdon Location
- Excellent School Catchments
- Large South Facing Rear Garden
- Bay Fronted Sitting Room
- Stylish Kitchen Diner With Patio Doors
- Four Generous Double Bedrooms
- High Specification Throughout

**Entrance**  
Double glazed door to -

**Hallway**  
Radiator.

**Bay Windowed Lounge**  
18'11 x 12'4 (5.77m x 3.76m)  
2 radiators. Double glazed bay window to front aspect.

**Fitted Kitchen/Dining Room**  
20'3 x 15'5 (6.17m x 4.70m )  
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob with extractor cooker hood above. 'Eye' level double electric oven. Integrated fridge/freezer and dishwasher. Radiator. Double glazed windows to rear aspect. Double glazed window French doors to rear garden.

**Utility Room**  
8'4 x 5'2 (2.54m x 1.57m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Boiler. Plumbing and space for washing machine and tumble dryer. Double glazed door to side aspect.

**Ground Floor Cloakroom**  
Low level WC. Wash hand basin. Radiator. Understairs storage cupboard. Frosted double glazed window to side aspect.

**Study**  
9'5 x 7'7 (2.87m x 2.31m )  
Radiator. Double glazed window to front aspect.

**Stairs from Ground to First Floor Landing:**  
Airing cupboard housing. Loft access (not inspected). Double glazed window to side aspect.

**Bedroom 1**  
12'11 x 12'0 (3.94m x 3.66m )  
Radiator. Built-in wardrobes. Double glazed window to front aspect. Door to -

**En-Suite Shower Room/WC**  
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Heated towel rail. Frosted double glazed window.

**Bedroom 2**  
13'10 x 9'8 (4.22m x 2.95m )  
Radiator. Double glazed window to rear aspect.

**Bedroom 3**  
13'5 x 9'2 (4.09m x 2.79m )  
Radiator. Double glazed window to front aspect.

**Bedroom 4**  
Radiator. Double glazed window to rear aspect.

**Modern Bath & Shower Room/WC**

White suite comprising panelled bath with chrome mixer tap. Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Frosted double glazed window.

**Outside**

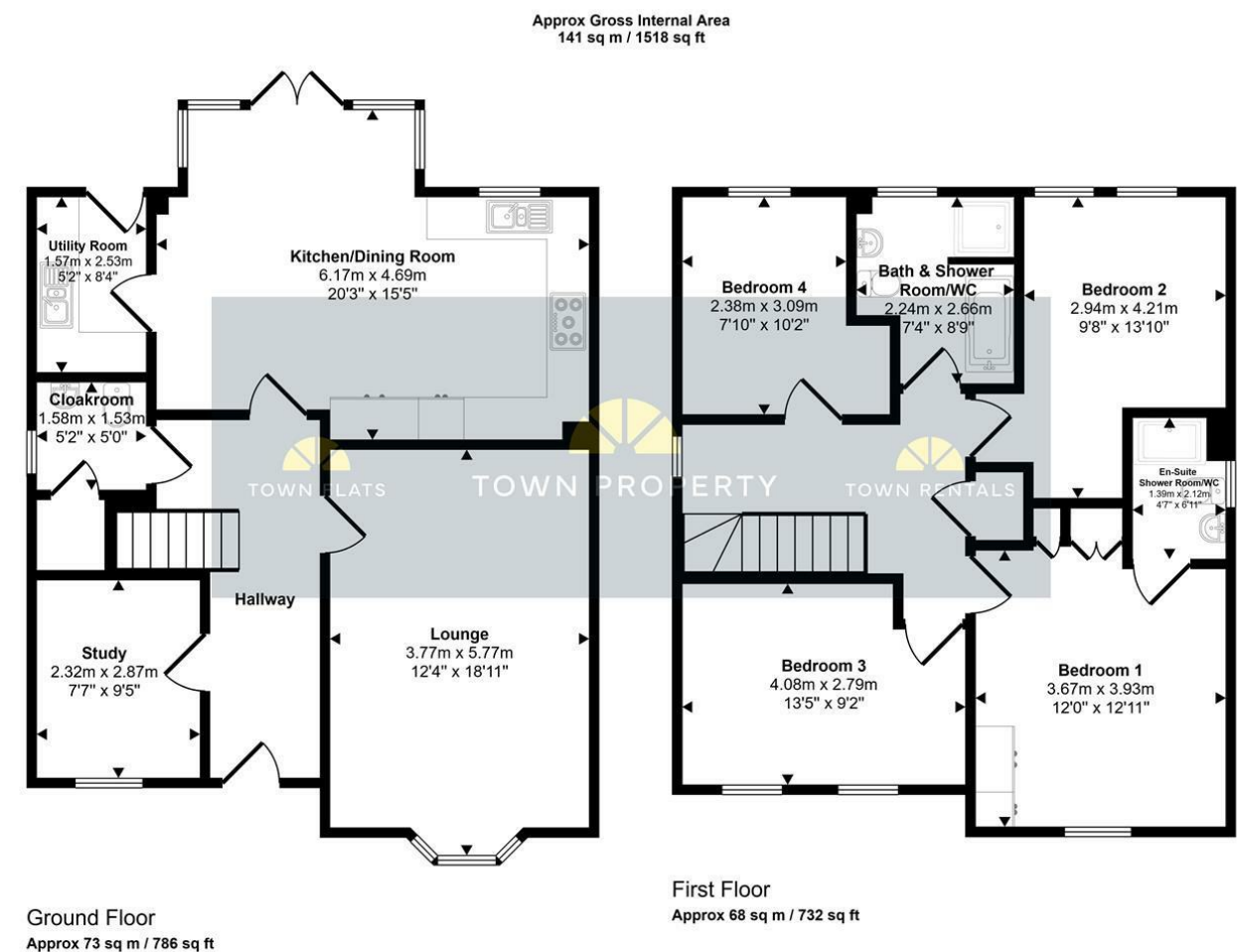
Lawned rear garden with gated side access and patio area.

**Parking**

Off road parking leading to garage with up & over door and electric.

EPC = B

Council Tax Band = E



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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