Freehold

31 Elm Grove,
Eastbourne, BN22 9NN

Guide Price
£400,000 - £410,000








3/4 Bedroom 2/3 Reception 2 Bathroom

TOWN PROPERTY

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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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Favourably located within Hampden Park Village, this deceptively spacious chalet style property is detached and provides versatile accommodation comprising of three/four double bedrooms and two/three receptions. The property benefits from a generous entrance vestibule with ample storage, and this is a theme that continues throughout the property. There is a double aspect kitchen/breakfast room where most appliances are included and in addition to the ground floor bathroom/wc there is a first floor shower room/wc and the principle first floor bedroom boasts a Juliette balcony. Set amongst mature lawned gardens, the rear also includes a sizeable Indian sandstone patio area and access to the single garage and hardstanding. Vehicular access to which is gained via Edgeland Terrace at the rear. The Village high street shops and mainline railway station are just yards away whilst local schools, the picturesque Hampden Park and David Lloyd fitness centre are all close by.

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Main Features

- Detached Chalet Style House
- 3/4 Bedrooms
- Sitting Room
- Double Aspect Dining Room / Bedroom 4
- Family Room / Bedroom 5
- Kitchen/Breakfast Room
- Ground Floor Bathroom/WC
- Shower Room/WC
- Mature Gardens
- Garage & Hardstanding

Entrance
Frosted double glazed door to-

Entrance Vestibule
Wood laminate flooring. Fitted coats cupboard. Radiator. Frosted double glazed door. Double doors to-

Entrance Hallway
Radiator. Meter cupboard. Wood laminate flooring. Cupboard housing washing machine and tumble dryer.

Sitting Room
17'0 x 12'10 (5.18m x 3.91m)
Radiator. Carpet. Open fire and tiled hearth. Double glazed window to front aspect.

Double Aspect Dining Room/Bedroom 4
17'07 x 10'02 (5.36m x 3.10m)
Radiator. Wood laminate flooring. Double glazed windows to front and side aspects.

Family Room/Bedroom 5
12'07 x 12'02 (3.84m x 3.71m)
Radiator. Carpet. Double glazed window to rear aspect and double glazed double doors to rear.

Kitchen/Breakfast Room
16'02 x 11'0 (4.93m x 3.35m)
Range of units comprising bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset five ring gas hob and eye level electric oven and space for microwave. Range of wall mounted units. Extractor. Space for fridge freezer. Integrated dishwasher. Central peninsular. Radiator. Double glazed windows to rear and side aspects. Double glazed door to rear.

Ground Floor Bathroom/WC
Suite comprising panelled bath and mixer tap. Wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls. Frosted double glazed window.

Stairs from Ground to First Floor Landing:
Access to loft (not inspected). Double glazed window to side aspect.

Master Bedroom
15'03 x 12'07 (4.65m x 3.84m)
Radiator. Built in wardrobes. Wood laminate flooring. Eaves storage. Double glazed window to front aspect with Juliette balcony.

Bedroom 2
11'09 x 10'03 (3.58m x 3.12m)
Radiator. Carpet. Double glazed window to side aspect.

Bedroom 3
15'02 x 8'05 (4.62m x 2.57m)
Radiator. Carpet. Eaves storage. Double glazed window to side aspect.

Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls.

Outside
Mature gardens surround the property, being mainly laid to lawn but having established tree and shrub borders and a generous area of Indian sandstone patio.

Parking
A garage and car hardstanding are included. Both of these accessed via Edgeland Terrace to the rear.

Garage
16'0 x 10'09 (4.88m x 3.28m)
Remove up and over door. Electric power and light. Door to garden.

EPC = C

Council Tax Band = D



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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.