Freehold

41 Selwyn Road,
Eastbourne, BN21 2LJ

Guide Price
£575,000 - £595,000

3 Bedroom | 2 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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A rare opportunity to acquire this individually styled three bedroom detached home, lovingly built by the current owner's family in the 1960s and being sold for the first time. Situated in the highly favoured Upperton location, the property offers well proportioned and versatile accommodation throughout, including two generous reception rooms, a bright and spacious lounge, separate dining room leading through to a delightful sun room overlooking the rear garden and a well equipped kitchen. A ground floor bedroom/study and shower room/WC provide flexible living arrangements, ideal for multi generational use or home working. Upstairs, the property features two further bedrooms and a cloakroom/WC, with attractive far-reaching views towards the South Downs from the rear. Outside, the home benefits from well-maintained gardens to both the front and rear, a private driveway and garage. Additional features include gas central heating and double glazing throughout. Offered chain free, this much loved family home presents an excellent opportunity for buyers seeking a property with character, history and potential in a sought after residential setting.

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Main Features

- Detached House
- 3 Double Bedrooms
- Two Cloakrooms
- Ground Floor Shower Room
- Lounge & Dining Room
- Kitchen
- Sun Room
- Landscaped Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Front door to-

Entrance Hallway
Window to side aspect. Inner door to-

Hallway
Radiator. Understairs cupboard. Further cupboard.

Cloakroom
Low level WC. Radiator. Double glazed window to front aspect.

Ground Floor Shower Room
Walk in shower cubicle. Pedestal wash hand basin. Airing cupboard. Fully tiled walls. Radiator. Double glazed windows to front and side aspects.

Lounge
15'7 x 11'10 (4.75m x 3.61m)
Two radiators. Feature fireplace. Double glazed window to rear aspect.

Dining Room
11'11 x 9'9 (3.63m x 2.97m)
Radiator. Window to rear aspect. Door to-

Sun Room
10'5 x 5'11 (3.18m x 1.80m)
Windows. Skylight. Door to garden.

Kitchen
11'9 x 10'10 (3.58m x 3.30m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Integrated dishwasher. Space for upright fridge freezer. Space and plumbing for washing machine. Radiator. Larder style cupboard. Door to-

Rear Lobby Area
Door to covered passageway with door to garage.

Ground Floor Bedroom
13'11 x 13'5 (4.24m x 4.09m)
Radiator. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing
Radiator. Double glazed windows to front and rear aspects.

Bedroom 1
18'5 x 13'4 (5.61m x 4.06m)
Radiator. Built in wardrobe. Double glazed windows to front and side aspects.

Bedroom 2
13'7 x 12'10 (4.14m x 3.91m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

First Floor Cloakroom
Low level WC. Pedestal wash hand basin. Radiator. Double glazed window to side aspect. There is enough room for this to be converted into a bathroom/shower room. Loft access (not inspected).

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. The garden features a variety of mature plants and shrubbery.

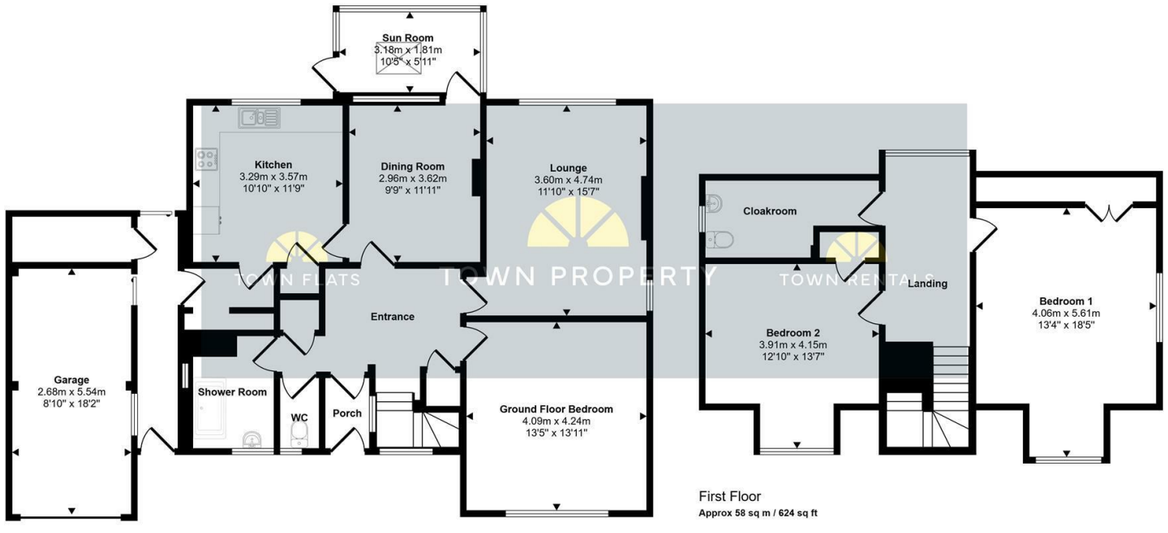
Garage
18'2 x 8'10 (5.54m x 2.69m)
Electric roller door. Light and power. Door to passageway.

Parking
A driveway to the front of the property provides off road parking.

EPC = E

COUNCIL TAX BAND = E

Approx Gross Internal Area
175 sq m / 1879 sq ft



Ground Floor
Approx 117 sq m / 1255 sq ft

First Floor
Approx 58 sq m / 624 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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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.