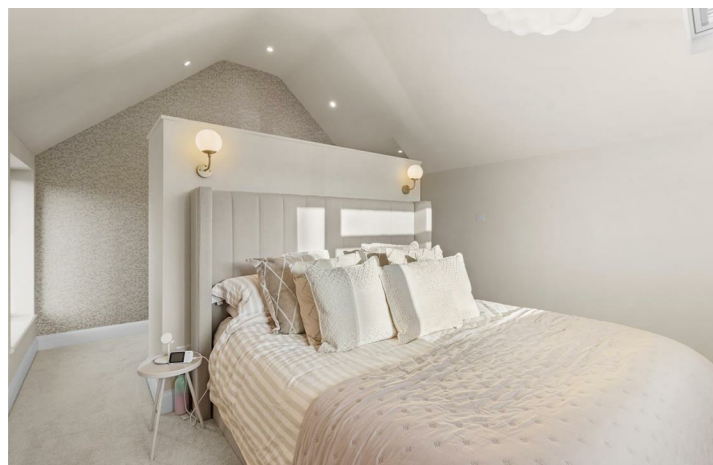


20 Eastbourne Road,
Eastbourne, BN20 9LB

Freehold

£875,000



4 Bedroom 2 Reception 2 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.



TOWN PROPERTY



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Freehold

4 Bedroom 2 Reception 2 Bathroom

£875,000



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This beautifully extended detached family home has been comprehensively improved by the current owners, offering stylish, high-quality accommodation perfectly suited to modern family living. The property benefits from a two-storey side extension and single-storey rear extension, while the driveway and landscaped front, side and rear gardens provide excellent kerb appeal and superb outdoor space. The ground floor features a welcoming entrance hall, WC, a light-filled triple-aspect sitting room, separate lounge and a stunning high-spec kitchen/breakfast room with tri-folding doors opening onto the garden. The kitchen is fully fitted with premium appliances, including a Quooker tap and incorporates a cleverly concealed utility room, alongside an integral garage. Upstairs are four generous bedrooms, including an impressive principal suite with walk-in dressing room and luxury En-suite. Both bathrooms are finished to a contemporary standard with waterfall-style showers. The layout also offers flexibility, with potential to create a fifth bedroom or home office if required. The landscaped rear garden is ideal for families and entertaining, complete with an open-sided gazebo for alfresco dining. A high quality, versatile family home combining elegant interiors, flexible living space and exceptional outdoor areas.

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Main Features

- Luxurious Detached House
- 4 Bedrooms with Potential for a 5th
- Ground Floor Cloakroom
- Lounge & Sitting Room
- High Spec Kitchen/Breakfast Room
- Utility Room
- Principle Bedroom with Walk in Dressing Room & En Suite Bathroom/WC
- Contemporary Shower Room & Separate WC
- Wrap Around Landscaped Rear Garden
- Driveway with EV Charging Point & Integral Garage

Entrance

Double glazed front door to-

Porch

Electric radiator. Double glazed windows. Inner door to-

Hallway

Radiator. Herringbone flooring. Single glazed windows to porch. Door to-

Cloakroom

Low level WC. Wash hand basin. Heated towel rail. Double glazed window to rear.

Sitting Room

23'1 x 10'8 (7.04m x 3.25m)
Radiator. Fireplace with storage in chimney recesses. Wall lights. Triple aspect with double glazed windows to front, side and rear aspects. Double glazed door to garden.

Lounge

15'1 x 11'0 (4.60m x 3.35m)
Radiator. Single glazed window into porch. Double glazed window to front aspect.

Kitchen/Breakfast Room

22'6 x 21'2 (6.86m x 6.45m)
Fitted kitchen with a range of wall and base units and hidden access to utility room. Surrounding worktops incorporating a breakfast bar, inset one and a half bowl sink unit with Quooker tap for instant filtered hot water. Induction hob with extractor over and eye level double oven. Integrated fridge freezer, dishwasher and wine cooler. Two understairs storage cupboards. A recessed area perfect for a dogs bed. Inset spotlights. Radiator. Herringbone flooring. Dual aspect with two double glazed windows to rear aspect and trifolding doors to garden.

Utility Room

15'1 x 7'6 (4.60m x 2.29m)
Accessed via hidden kitchen cupboard doors. Fitted range of base units with worktop with inset double butlers sink and mixer tap. Integrated under counter freezer. Space and plumbing for washing machine and tumble dryer. Herringbone flooring. Double glazed window to rear aspect. Access to the integral garage.

Stairs from Ground to First Floor Landing

Radiator. Loft access via ladder (not inspected). Double glazed window to rear.

Principle Bedroom

16'6 x 12'6 (5.03m x 3.81m)
Radiator. Half wall divide to create dressing area. Vaulted ceilings with electric velux windows with auto rain detection and electric blinds. Double glazed windows to front and side aspects with views of the South Downs.

Dressing Room

12'0 x 10'9 (3.66m x 3.28m)
Fitted wardrobes and dressing island. Radiator. Double glazed window to front aspect. The door for the principle bedroom could easily be repositioned to create a fifth bedroom.

En Suite Bathroom/WC

Roll top bath. Walk in shower with waterfall shower head and secondary handheld shower head. Low level WC. His and hers sinks with mixer taps. Heated towel rail. Double glazed window to rear aspect.

Bedroom 2

13'8 x 10'9 (4.17m x 3.28m)
Radiator. Fitted wardrobes. Double glazed window to front aspect with views of the South Downs.

Bedroom 3

10'4 x 10'0 (3.15m x 3.05m)
Radiator. Double glazed window to front aspect with views of the South Downs.

Bedroom 4

10'6 x 7'5 (3.20m x 2.26m)
Radiator. Double glazed window to rear aspect.

Shower Room

Walk in shower with waterfall shower and secondary handheld shower head. Vanity unit with inset wash hand basin and cupboard below. Heated towel rail. Extractor fan. Frosted double glazed window to rear aspect.

WC

Low level WC. Double glazed window to rear aspect.

Outside

Gardens spanning to the rear, side and front that are predominantly laid to lawn with fenced boundaries and side access. There is a sandstone patio area that adjoins the sitting room and kitchen/breakfast room. There is an open sided garden gazebo on concrete foundation and also has a power supply - primed for external heaters for alfresco dining and entertaining.

Parking

A driveway to the front of the property provides off road parking. The driveway has fenced and walled boundaries with a power supply to the front pillars, ready for an electric gate. EV charging point.

Integral Garage

Double opening door. Access to the utility room. Light and power.

EPC = D

COUNCIL TAX BAND = F