Freehold

## Rostellan, 5 Torfield Road, Eastbourne, BN21 2HN

## Guide Price £700,000 - £725,000








5 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 a substantial detached 1930s family home in one of Upperton's most sought-after residential roads. Reflecting the character and craftsmanship of its era, Rostellan offers generous proportions, a wealth of original features and outstanding potential to create a truly special home.

Ideally positioned within walking distance of highly regarded schools, Motcombe Village, Gildredge Park, Eastbourne town centre and the railway station, the property enjoys an exceptional setting for family life.

With five bedrooms, a spacious kitchen/breakfast room, two beautifully proportioned reception rooms and original features including an impressive oak sweeping staircase, the property provides a superb canvas for buyers with vision. While requiring modernisation, it offers the chance to restore and reimagine a distinctive 1930s home, thoughtfully adapted for contemporary family living.

The South-facing garden, generous side terrace with scope to extend (subject to the necessary planning consents), private driveway and detached garage complete this rare chance to create a bespoke family home in one of Eastbourne's finest residential locations.

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## Rostellan, 5 Torfield Road, Eastbourne, BN21 2HN

### Main Features

- Elegant Detached House
- Five Bedrooms
- Ground Floor Cloakroom
- Two Reception Rooms
- Kitchen/Breakfast Room
- Lean To Garden Room
- Study Area
- Bathroom & Separate WC
- Mature Lawn & Patio Garden
- Driveway & Garage

**Entrance**
Covered entrance with vale door to-

**Vestibule**
Ceramic tiled floor. Inner door to-

**Hallway**
Radiator. Understairs cupboard. Store cupboard. Wooden flooring. Door to rear aspect.

**Cloakroom**
Low level WC. Wall mounted wash hand basin. Radiator. Frosted window.

**Dining/Family Room**
15'1 x 14'7 (4.60m x 4.45m)
Radiator. Carpet. Fireplace with tiled surround and mantel above. Double glazed bay window to front aspect. Frosted tile window to side aspect.

**Triple Aspect Sitting Room**
19'4 x 13'5 (5.89m x 4.09m)
Radiator. Carpet. Ornate fireplace surround with tiled inset and mantel above. Double glazed bay window to front aspect. Double glazed window to side and rear aspect. Double glazed double doors to covered rear terrace.

**Kitchen/Breakfast Room**
15'5 x 13'7 (4.70m x 4.14m)
Range of units comprising of double bowl sink unit with mixer tap and part tiled walls, surrounding worksurfaces with cupboards and drawers under. Integrated four ring electric hob and eye level oven and grill. Range of wall mounted units and extractor. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. Door to-

**Rear Lobby**
Wall mounted gas boiler.

**Lean to Garden Room**
31'8 x 7'3 (9.65m x 2.21m)
Gated to front. Glazed door and adjacent window to rear aspect.

**Stairs from Ground to Half Landing Study Area**
Radiator. Window to rear.

**Stairs from Study Area to First Floor Landing**
Linen cupboard. Access to loft (not inspected).

**Bedroom 1**
13'7 x 13'10 (4.14m x 4.22m)
Radiator. Carpet. Double glazed windows to front and side aspect.

**Bedroom 2**
13'11 x 13'3 (4.24m x 4.04m)
Radiator. Carpet. Pedestal wash hand basin. Double glazed windows to front and side aspect.

**Bedroom 3**
13'9 x 8'0 (4.19m x 2.44m)
Radiator. Carpet. Pedestal wash hand basin. Double glazed window to rear aspect. Frosted window to side aspect.

**Bedroom 4**
8'8 x 7'9 (2.64m x 2.36m)
Radiator. Built in wardrobe. Carpet. Wall mounted wash hand basin. Double glazed window to front aspect.

**Bedroom 5**
13'8 x 6'10 (4.17m x 2.08m)
Radiator. Carpet. Eaves storage. Double glazed window to front aspect. Door to landing.

**Bathroom**
Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted window.

**WC**
Low level WC. Frosted window.

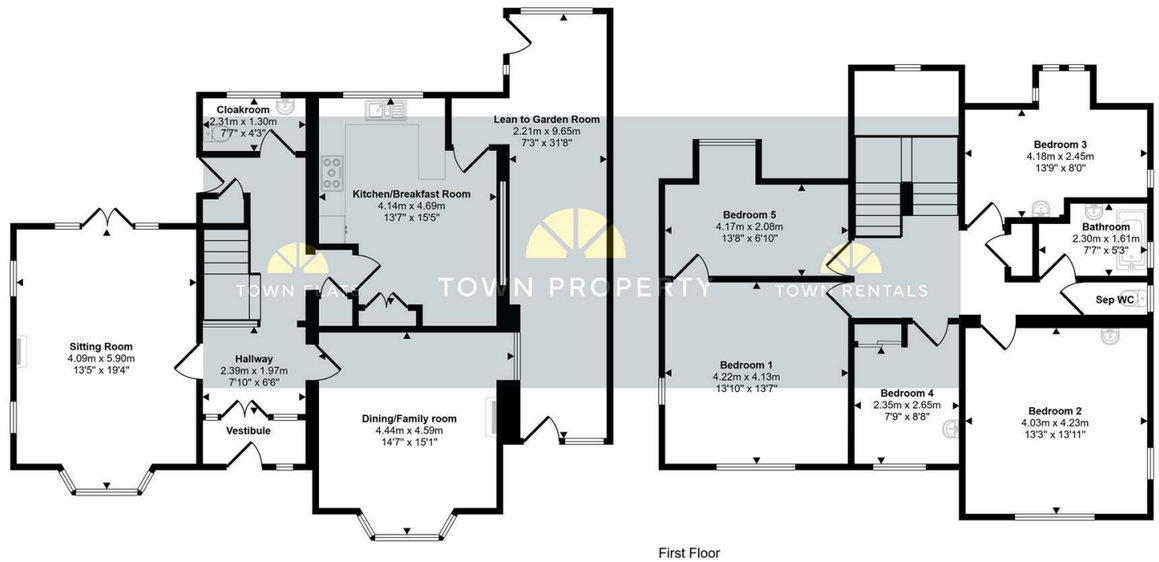
**Outside**
Mature lawned and patio gardens are arranged to the front and rear with planted flower and shrub borders where wild garlic is abundant.

**Parking**
A driveway provides off street parking.

**Garage**
18'99 x 8'46 (5.49m x 2.44m)
Up and over door. Water tap.

COUNCIL TAX BAND = G

Approx Gross Internal Area
198 sq m / 2134 sq ft




Ground Floor
Approx 108 sq m / 1167 sq ft

First Floor
Approx 90 sq m / 967 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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