Freehold

15 Stuart Avenue,
Eastbourne, BN21 1UR

£595,000

4 Bedroom | 2 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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This attractive detached family home boasts fantastic kerb appeal and a charming exterior, complemented by a driveway providing off road parking for multiple vehicles. A storm porch leads to the entrance porch and welcoming hallway beyond. The ground floor offers generous and versatile living space, including a dual aspect sitting room with doors opening onto the large lawned rear garden, a bright sun room to the front aspect and a substantial kitchen/breakfast room with further access to the garden, ideal for family life and entertaining. A utility room, rear access into the integral garage, a ground floor rear extension, and a first floor extension over the garage enhance both practicality and space. Upstairs, there are four well proportioned double bedrooms, including a bedroom situated off the half landing which benefits from its own shower cubicle and separate WC. The family bathroom is spacious enough to accommodate a Jacuzzi bath as well as a separate shower cubicle. The rear garden is a particular feature, private and not overlooked, backing directly onto Ocklynge School playing fields with delightful views towards the Downs. Situated in the highly sought after Old Town area, this family oriented location offers excellent school catchments, convenient bus routes and a range of nearby amenities.

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Main Features

- CHAIN FREE Spacious 4 Bedroom Detached House In Popular Motcombe
- Spacious Sitting Room
- Sun Room
- Fitted Kitchen/Breakfast Room
- Utility Room
- Ground Floor Cloakroom
- Bath & Shower Room/WC
- Shower & Separate WC In Bedroom 3
- Large Rear Garden Laid To Lawn & Patio
- Driveway & Garage

Entrance
Storm porch leading to -

Entrance Porch
Radiator. Double glazed windows and door. Further door to -

Hallway
Radiator. Understairs cupboard and storage cupboard.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window to side aspect.

Sitting Room
24'10 x 11'6 (7.57m x 3.51m)
Radiator. Electric fireplace. Double glazed patio doors to rear garden. Further double glazed patio doors to -

Sun Room
11'2 x 6'9 (3.40m x 2.06m)
Radiator. Double glazed windows to front & side aspects.

Fitted Kitchen/Breakfast Room
22'5 x 11'5 (6.83m x 3.48m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit. Inset gas hob and electric oven. Extractor cooker hood. Integrated freezer, dishwasher and microwave. Radiator. Double glazed windows to side aspects. Double glazed windows and patio doors to rear garden. Door to -

Utility Room
13'2 x 4'9 (4.01m x 1.45m)
Range of fitted wall and base units. Worktop with inset sink unit and mixer tap. Plumbing and space for washing machine. Radiator. Double glazed window to rear aspect and door to front aspect.

Stairs from Ground to First Floor Split Level Land
Airing cupboard housing gas boiler. Loft access (not inspected).

Bedroom 1
11'11 x 11'6 (3.63m x 3.51m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2
11'11 x 11'0 (3.63m x 3.35m)
Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 3
11'5 x 8'3 (3.48m x 2.51m)
Radiator. Fitted wardrobes. Shower cubicle. Double glazed window to side aspect. Door to -

Separate WC
Low level WC. Wash hand basin.

Bedroom 4
12'10 x 7'9 (3.91m x 2.36m)
Radiator. Fitted wardrobes. Double glazed window to front aspect.

Spacious Bath & Shower Room/WC
Suite comprising Jacuzzi style bath. Shower cubicle. Low level WC. Wash hand basin set in vanity unit. Bidet. Heated towel rail. Double glazed windows to side and rear aspects.

Ouside
Rear Garden: Predominantly laid to lawn with patio adjoining the house, part fenced, part walled boundaries, variety of mature trees and shrubbery, grape vine and apple tree. There is also a brick built shed with lighting and power. Timber built shed at the bottom of the garden.

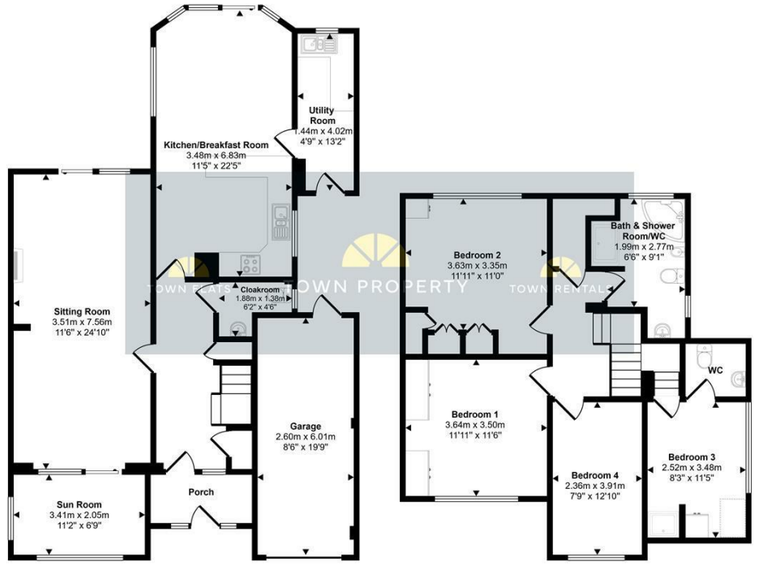
Front Garden: Stoned area beside the driveway with mature plants.

Parking
Driveway for several vehicles. Garage (19'9 x 8'6) with up & over door, power, light and door to rear garden.

EPC = C

Council Tax Band = E

Approx Gross Internal Area
167 sq m / 1797 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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