Freehold

44 Manvers Road, Eastbourne, BN20 8HJ

£450,000








3 Bedroom | 1 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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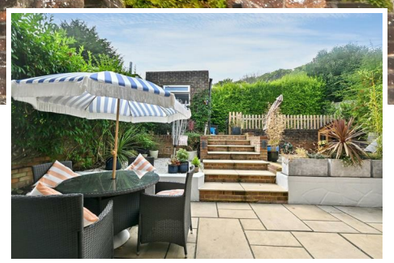
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A beautifully presented three bedroom detached family home in the highly sought after Old Town area of Eastbourne. The ground floor offers a welcoming entrance hall, bay fronted sitting room, ground floor WC and an impressive open plan kitchen/dining room spanning across the rear of the house, with modern fitted units and doors opening directly onto the garden. Upstairs are three bedrooms, including a bay fronted principal bedroom, together with a modern family bathroom. Outside, the property benefits from an attractive landscaped and tiered rear garden, providing several areas for seating and entertaining, together with a front garden. There is also a hardstanding and garage accessed from Cherry Garden Road. Ideally positioned close to some of Eastbourne's best schools, popular recreational grounds, local amenities and the South Downs National Park, this is a superb family home in one of Old Town's most desirable locations.

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Main Features

- Bay Fronted Detached House
- 3 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Kitchen/Dining Room
- Bathroom/WC
- South Westerly Tiered Landscaped Garden
- Hardstanding & Garage Accessed Via Cherry Garden Road
- Highly Sought After Old Town Location

Entrance
Double glazed front door to-

Porch
Inner door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard.

Lounge
14'2 x 10'4 (4.32m x 3.15m)
Radiator. Log burner with mantle above. Two double glazed windows to side aspect. Double glazed bay window to front aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Extractor fan. Double glazed window.

Kitchen/Dining Room
10'4 x 7'3 / 13'8 x 10'2 (3.15m x 2.21m / 4.17m x 3.10m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Integrated fridge freezer, dishwasher and wine cooler. Space and plumbing for washing machine. Breakfast bar. Two radiators. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
14'0 x 10'5 (4.27m x 3.18m)
Radiator. Double glazed bay window to front aspect.

Bedroom 2
13'10 x 8'3 (4.22m x 2.51m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 3
10'0 x 7'3 (3.05m x 2.21m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

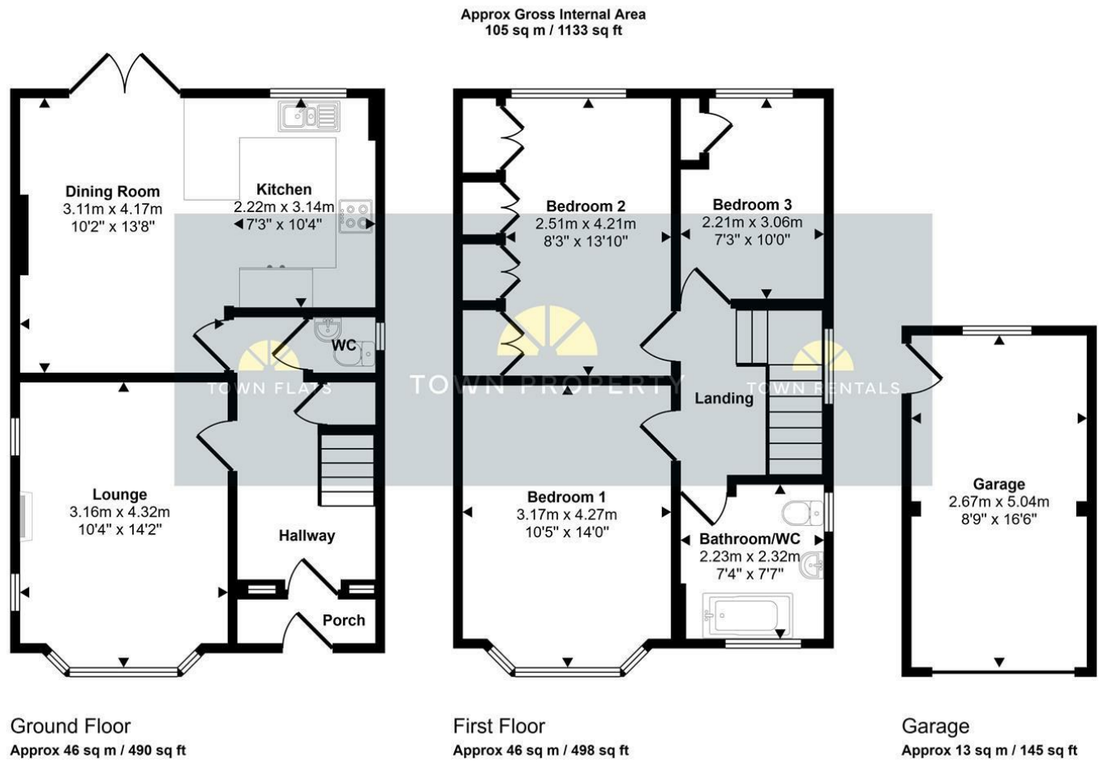
Bathroom/WC
'P' shaped panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Outside
The South Westerly facing tiered rear garden is laid to lawn and patio with a variety of mature plants, shrubs and trees. There is access to the-

Garage
16'6 x 8'9 (5.03m x 2.67m)
Up and over door. Light and power. Double glazed window. Double glazed door to garden.

COUNCIL TAX BAND = D

EPC = C



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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