

28 Mayfield Place,
Eastbourne, BN22 8XJ

Offers In The Region Of:
£550,000

Freehold



4 Bedroom 3 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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A truly outstanding double fronted period semi detached home, beautifully presented throughout and offering elegant accommodation arranged over three floors. Brimming with original character and complemented by stylish modern touches, this exceptional family home boasts four generous double bedrooms, three impressive reception rooms and wonderfully proportioned living spaces ideal for both family life and entertaining. The property further benefits from a family bathroom, en-suite shower room and two separate cloakrooms, while original fireplaces, sash windows, exposed floorboards and high ceilings create a home of real distinction and timeless appeal. A particular highlight is the remarkable rear garden, exceptionally large for the area and providing a wonderfully private setting with multiple seating areas, a generous lawn and mature planting. At the foot of the garden sits a substantial brick built former garage, now beautifully converted into an inspiring painting studio, equally suited as a home office, gym or creative workspace. Combining period grandeur with modern practicality, this is a rare opportunity to acquire a truly special home offering space, character and versatility in abundance.

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Main Features

- Stunning Double Fronted Period Semi Detached Home
- 4 Double Bedrooms Over Three Floors
- 3 Elegant Reception Rooms
- Immaculately Presented Throughout
- Family Bath & Shower Room/WC, En-Suite & 2 Separate WCs
- Exceptional Private Rear Garden
- Brick Built Studio/Home Office
- Beautiful Period Features Throughout
- Spacious & Versatile Family Accommodation
- A Rare And Truly Impressive Character Home

Entrance
Leaded light double glazed front door. Coved ceiling. Dado rail.

Hallway
Column style radiator. Exposed floorboards. Decorative panelling. Dado rail. Coving. Understairs storage cupboard with access to a basement area with limited head height. Single glazed sash window to the rear aspect

Ground Floor Cloakroom
Low level WC. Single glazed window to the rear aspect.

Bay Windowed Sitting Room
14'7 x 11'5 (4.45m x 3.48m)
Radiator. Feature fireplace with log burner. Ceiling rose. Coving and picture rail. Double glazed Sash bay windows to the front aspect,

Drawing Room
11'7 x 11'5 (3.53m x 3.48m)
Exposed floorboards. Feature fireplace. , picture rail, coving and ceiling rose. Single glazed sash windows to the front aspect.

Fitted Kitchen
12'7 x 9'6 (3.84m x 2.90m)
Dual aspect room with double glazed sash window to the side aspect and double glazed patio doors to the rear aspect. Fitted with a range of base units with solid block wood work surfaces, butler sink, space for a range cooker, larder-style cupboard housing plumbing for a washing machine, space and plumbing for a dishwasher, radiator and wall panelling.

Dining Room
11'6 x 11'5 (3.51m x 3.48m)
Radiator. Exposed floorboards. Picture rail and ceiling rose. Feature fireplace. Fitted unit to the chimney recess. Double opening doors to the rear garden.

Stairs from Ground to First Floor Landing:
Dado rail. Column style radiator. Single glazed sash window to the rear aspect.

Cloakroom
Low level WC. Wash hand basin. Radiator. Single glazed window to the rear aspect.

Principal Bedroom
12'0 x 11'4 (3.66m x 3.45m)
Radiator. Two double glazed timber Sash windows to the front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Wash hand basin. Heated towel rail. Extractor fan.

Bedroom 2
11'9 x 11'3 (3.58m x 3.43m)
Radiator. Feature fireplace. Fitted wardrobe to the chimney recess. Two double glazed timber Sash windows to the front aspect.

Bedroom 3
13'6 x 10'0 (4.11m x 3.05m)
Wash hand basin. Feature fireplace. Fitted unit to the chimney recess. Dual aspect room with double glazed Sash windows to the side and rear aspects

Bedroom 4
11'5 x 10'6 (3.48m x 3.20m)
Radiator. Feature fireplace. Fitted wardrobe to the chimney recess. Wash hand basin. Exposed wooden floorboards. Double glazed Sash window to the rear aspect.

Stairs from First to Second Floor:
Loft access hatch (not inspected). Storage cupboard. Door providing access to a boarded loft area with lighting.

Modern Bath & Shower Room/WC
Suite comprising bath. Separate walk-in shower cubicle . Low level WC. Two heated towel rails. Wash hand basin. Extractor fan. Double glazed Juliet-style balcony to the rear aspect.

Rear Garden
Patio seating area adjoining the house with steps leading to a further seating area. Gated rear access, partially laid to lawn with fenced and walled boundaries.

Out Building
Brick-built outbuilding currently utilised as a painting studio.

Council Tax Band = E

EPC = D

