TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£430,000 - £450,000



27 Osborne Road, Eastbourne, BN20 8JJ

GUIDE PRICE £430,000 TO £450,000
This elegant Art Deco style detached residence in the heart of Old Town offers spacious living with three large double bedrooms and a Southerly facing rear garden that opens directly onto the tranquil recreation ground. Offered chain free, the property features two generous ground floor reception rooms, a double glazed lean to and a kitchen/breakfast room alongside a bathroom with separate WC all presenting exciting opportunities for modernisation and personalisation. Additional highlights include: a newly installed cloakroom, an integral garage with potential for conversion (subject to necessary consents) and a gated driveway providing off street parking. Located within walking distance of excellent schools such as Cavendish and Gildredge House and the vibrant Albert Parade with its shops and bus links into Eastbourne. From the rear of the property you can enjoy distant sea views which adds to the charm and appeal of this unique home. Modernisation and refurbishment are required, making this an ideal canvas for creating your dream home.

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Main Features

- Detached Art Deco Style House
- 3 Double Bedrooms
- Cloakroom
- Sitting Room & Dining Room
- Double Glazed Lean To
- Kitchen/Breakfast Room
- Bathroom & Separate WC
- South Facing Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Frosted double glazed door to-

Vestibule
Inner door to-

Hallway
Radiator. Carpet. Understairs cupboard. Door to integral garage.

Cloakroom
Low level WC. Wall mounted wash hand basin. Frosted double glazed window.

Sitting Room
14'1 x 12'9 (4.29m x 3.89m)
Radiator. Carpet. Fireplace surround with mantel above. Double glazed window to rear aspect.

Dining Room
13'7 x 11'9 (4.14m x 3.58m)
Radiator. Carpet. Serving hatch. Fireplace with tiled surround and mantel above. Double glazed window to rear aspect.

Kitchen/Breakfast Room
14'2 x 8'4 (4.32m x 2.54m)
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Range of wall mounted units and wall mounted gas boiler. Appliance space for fridge, freezer and cooker. Space and plumbing for washing machine. Door to larder cupboard. Radiator. Double glazed window to front aspect. Double glazed door to side.

Double Glazed Lean To
26'8 x 4'6 (8.13m x 1.37m)
Double glazed windows to rear aspect. Ceramic tile.

Stairs from Ground to First Floor Landing
Airing cupboard. Access to loft (not inspected). Frosted double glazed window.

Bedroom 1
13'3 x 12'8 (4.04m x 3.86m)
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect with views towards The South Downs and recreation ground.

Bedroom 2
12'8 x 11'9 (3.86m x 3.58m)
Radiator. Carpet. Wash hand basin. Double glazed window to rear aspect.

Bedroom 3
11'10 x 10'1 (3.61m x 3.07m)
Radiator. Carpet. Walk in wardrobe. Double glazed window to front aspect.

Bathroom
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Carpet. Part tiled walls. Frosted double glazed window.

Separate WC
Low level WC. Part tiled walls. Frosted double glazed window.

Outside
Lovely mature lawned rear gardens extend to approximately 70' in length and enjoy a pleasant Southerly aspect across Old Town recreation ground.

Parking
A gated driveway provides off street parking.

Integral Garage
15'2 x 8'6 (4.62m x 2.59m)
Roller door. Power and light.

COUNCIL TAX BAND = E

EPC = E

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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.