

23 Downside Close,
Eastbourne, BN20 8EL

Freehold

Guide Price
£420,000 - £440,000



4 Bedroom 1 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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Offered to the market CHAIN FREE, this immaculately presented four bedroom end of terraced home is situated in the highly sought after Old Town area of Eastbourne, within excellent school catchments and just a short walk from a wide range of local amenities. Beautifully maintained throughout, this spacious and versatile home is ideal for growing families, professionals or those seeking multi generational living. The property features a generous principal bedroom complete with a stylish en-suite shower room and dressing area, alongside three further well proportioned bedrooms, a contemporary family bathroom, and an additional shower room, providing convenience for busy households. At the heart of the home is a superb open plan kitchen/dining room, offering the perfect space for both everyday family life and entertaining. French doors lead directly onto the private, sunny rear garden, which boasts mature, well established planting and provides a peaceful outdoor retreat. Further accommodation includes a spacious lounge and a versatile additional room, ideal as a home office, study, playroom or gym, allowing the property to adapt effortlessly to a variety of lifestyles. Combining generous living space, flexible accommodation and an enviable location, this exceptional home presents a rare opportunity to acquire a beautifully presented property in one of Eastbourne's most desirable residential areas. Early viewing is highly recommended.

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Main Features

- Attractive End Of Terrace Townhouse Situated In The Highly Desirable Old Town Location
- Spacious & Versatile Accommodation Arranged Over 3 Floors
- 4 Bedrooms
- Spacious Lounge
- Generous Kitchen/Dining Room
- En-Suite Shower Room/WC & Dressing Area to Bedroom 1
- Further Family Bathroom/WC & Shower Room/WC
- Split Level Patio & Lawned Rear Garden
- Block Paved Driveway Providing Off Road Parking

Entrance
Recess double glazed front door to -

Hallway
Radiator. Storage cupboard. Recessed area with wine cooler.

Bedroom 1
21'11 x 8'7 (6.68m x 2.62m)
Radiator. Dressing area. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising large shower cubicle. Wash hand basin set win vanity unit with mixer tap. Low level WC. Cupboard housing washing machine. Heated towel rail. Extractor fan.

Additional Room - Ideal Study/Gym
8'5 x 6'11 (2.57m x 2.11m)
Radiator. Built-in wardrobe. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC with inset wash hand basin. Extractor fan.

Stairs from Ground to First Floor Landing:
Fitted Kitchen/Dining Room
16'2 x 11'8 (4.93m x 3.56m)
Kitchen: Range of fitted wall and base units. Wooden worktops with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and extractor cooker hood above. Eye level double oven. Integrated dishwasher. Space for fridge/freezer. Double glazed window to rear aspect.

Dining Area: Radiator. Double glazed French doors to rear garden. Stairs to second floor. Door to -

Lounge
16'1 x 16'1 (4.90m x 4.90m)
2 radiators. 2 double glazed windows to front aspect.

Stairs from First to Second Floor Landing:
Loft access (not inspected). Cupboard housing water cylinder.

Bedroom 2
14'3 x 9'7 (4.34m x 2.92m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 3
11'7 x 7'10 (3.53m x 2.39m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 4
8'2 x 7'4 (2.49m x 2.24m)
Radiator. Double glazed window to front aspect.

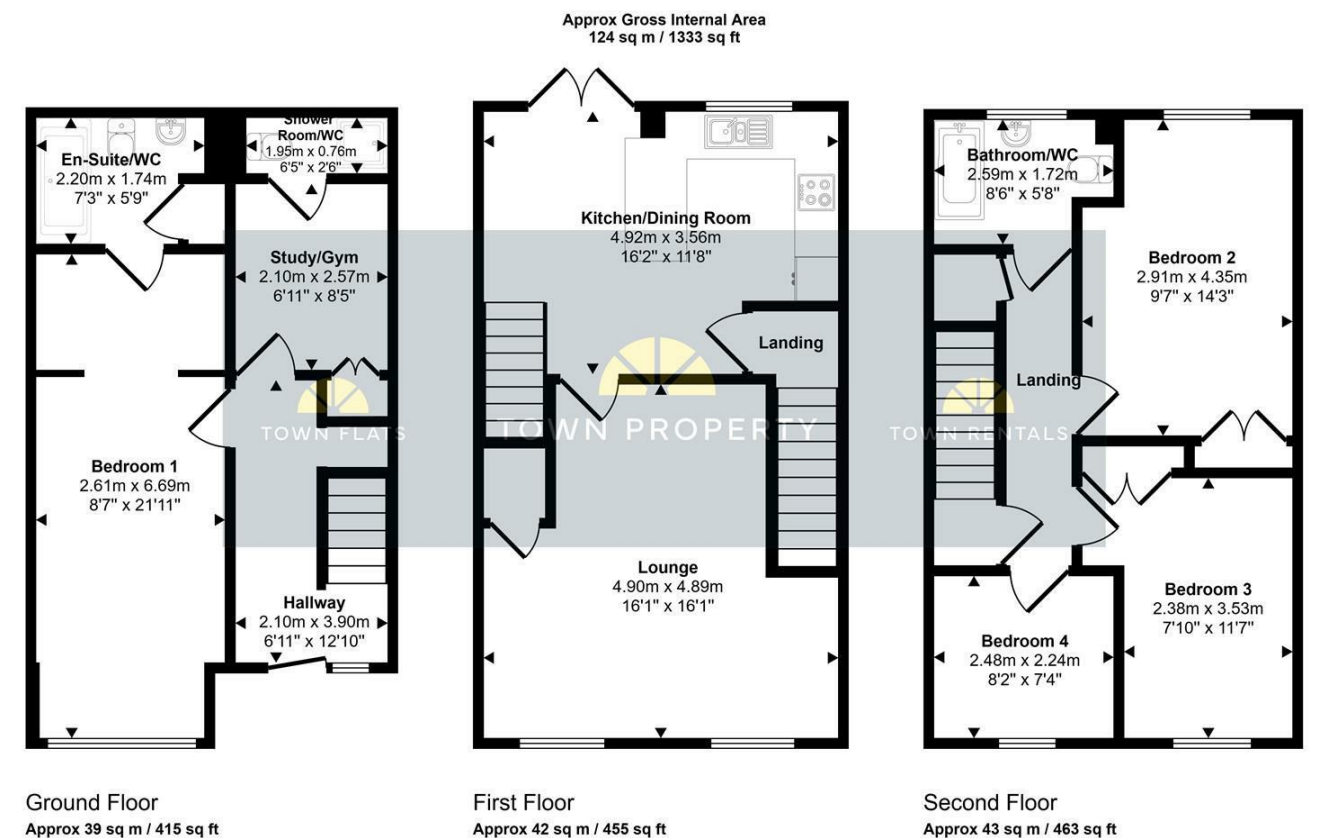
Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap & wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled. Frosted double glazed window.

Outside
Split level rear garden laid to patio and lawn with borders of shrubs & trees.

Parking
Block paved driveway providing off road parking.

EPC = C

Council Tax Band = D



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.