

11 Decoy Drive,  
Eastbourne, BN22 0AB

Freehold

£695,000



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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A substantial and beautifully modernised four bedroom detached family home, arranged over three floors and offering generous, versatile accommodation throughout. The property has been thoughtfully extended and improved, featuring a large entrance porch, spacious hallway and a dual aspect sitting room. To the rear, a stunning open plan kitchen/dining/family room forms the heart of the home, flowing into the single storey extension and complemented by a separate utility room and ground floor WC. The first floor provides three well proportioned bedrooms and a modern shower room, with an impressive principal bedroom suite occupying the second floor, complete with a stylish bathroom and elevated views over the garden. Externally, the property boasts an exceptionally pretty and private rear garden, beautifully landscaped to create a tranquil and secluded outdoor space. Further benefits include a detached garage, a generous driveway providing off road parking for multiple vehicles and a front garden offering additional privacy from the street. Ideally situated in the sought after West Hampden Park area of Eastbourne, the property is conveniently located for local schools, Hampden Park, shopping facilities, mainline train station and excellent transport links, making it an ideal long-term family home.

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**Main Features**

- 3 Storey Detached House
- 4 Bedrooms
- Study Area
- Lounge & Family Room
- Kitchen/Dining Room
- Utility Room & Ground Floor Cloakroom
- Shower Room/WC & Bathroom/WC
- Wonderful Landscaped Garden
- Driveway & Garage
- Close to Local Shops, Schools and Transport Links

Entrance  
Double glazed front door to-

Porch  
7'3 x 7'1 (2.21m x 2.16m)  
Laminate wood flooring. Fitted cupboards. Double glazed window. Inner door to-

Study Area  
10'10 x 9'2 (3.30m x 2.79m)  
Radiator. Engineered oak flooring. Stairs to first floor. Dual aspect with double glazed windows to front and side aspects.

Lounge  
17'3x 10'8 (5.26mx 3.25m)  
Two radiators. Engineered oak flooring. Feature fireplace. Dual aspect with double glazed window to front and two frosted double glazed windows to side aspect.

Kitchen/Dining Room  
19'8 x 8'7 (5.99m x 2.62m)  
Fitted range of modern wall and base units, surrounding granite worktops with inset single drainer sink unit and mixer tap and four ring gas hob with extractor above. Kitchen island with cupboard storage. Integrated dishwasher. Space for upright fridge freezer. Eye level electric oven. Radiator. Engineered oak flooring. Door to-

Utility Room  
7'9 x 4'10 (2.36m x 1.47m)  
Fitted range of wall and base units with worktop and inset single drainer sink unit and mixer tap. Space and plumbing for washing machine. Wall mounted gas boiler. Laminate wood flooring. Door to-

Cloakroom  
Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Tiled flooring. Frosted double glazed window.

Family Room  
14'5 x 8'4 (4.39m x 2.54m)  
Radiator. Engineered oak flooring. Double glazed window to side aspect. Two double glazed sliding patio doors to garden.

Stairs from Ground to First Floor Landing  
Radiator. Glass balustrade. Frosted double glazed window to side aspect.

Bedroom 2  
14'0 x 11'1 (4.27m x 3.38m)  
Radiator. Laminate wood flooring. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3  
13'7 x 8'10 (4.14m x 2.69m)  
Radiator. Fitted wardrobe. Two double glazed windows to rear aspect.

Bedroom 4  
9'3 x 7'7 (2.82m x 2.31m)  
Radiator. Built in cupboard. Double glazed window to front aspect.

Shower Room/WC  
Walk in shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap. Heated towel rail. Fully tiled walls. Inset spotlights. Frosted double glazed window.

Stairs from First to Second Floor Landing

Bedroom 1  
14'9 x 8'11 (4.50m x 2.72m)  
Radiator. Laminate wood flooring. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC  
Panelled bath with mixer tap and shower over. Low level WC. Vanity unit with inset wash hand basin and mixer tap. Part tiled walls. Extractor fan. Heated towel rail. Frosted double glazed window.

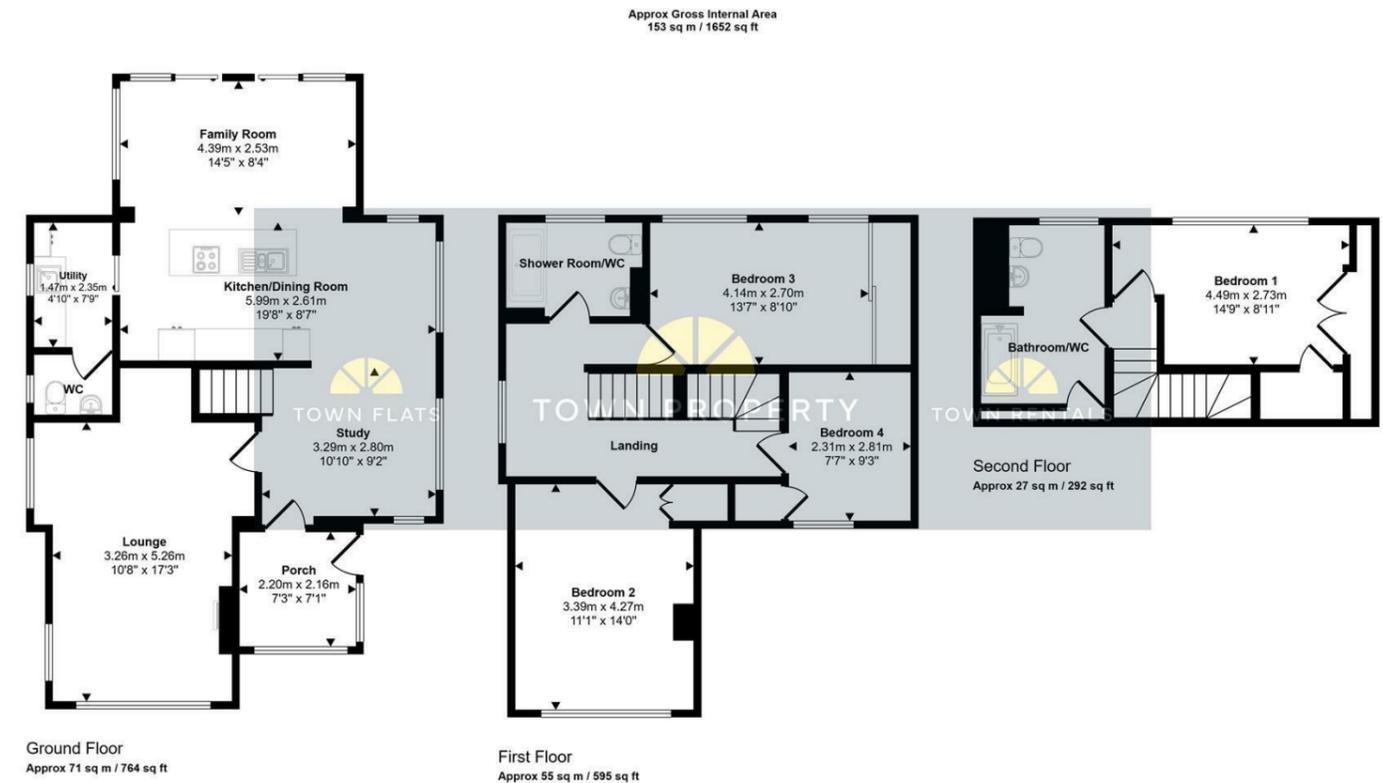
Outside  
The rear garden is mainly laid to lawn with areas of patio. The garden features many mature plants, trees and shrubs and a pond. The garden has fenced boundaries with access to the garage and gated side access.

Garage  
19'4 x 9'11 (5.89m x 3.02m)  
Up and over door. Light and power. Double glazed door to garden. Double glazed window to rear.

Parking  
A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = F

EPC = 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.

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