

41 Selwyn Road,  
Eastbourne, BN21 2LJ

Freehold  
Guide Price  
£575,000 - £595,000



3 Bedroom 2 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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A rare opportunity to acquire this individually styled three bedroom detached home, lovingly built by the current owner's family in the 1960s and being sold for the first time. Situated in the highly favoured Upperton location, the property offers well proportioned and versatile accommodation throughout, including two generous reception rooms, a bright and spacious lounge, separate dining room leading through to a delightful sun room overlooking the rear garden and a well equipped kitchen. A ground floor bedroom/study and shower room/WC provide flexible living arrangements, ideal for multi generational use or home working. Upstairs, the property features two further bedrooms and a cloakroom/WC, with attractive far-reaching views towards the South Downs from the rear. Outside, the home benefits from well-maintained gardens to both the front and rear, a private driveway and garage. Additional features include gas central heating and double glazing throughout. Offered chain free, this much loved family home presents an excellent opportunity for buyers seeking a property with character, history and potential in a sought after residential setting.

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# Guide Price

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### Main Features

- Detached House
- 3 Double Bedrooms
- Two Cloakrooms
- Ground Floor Shower Room
- Lounge & Dining Room
- Kitchen
- Sun Room
- Landscaped Rear Garden
- Driveway & Garage
- CHAIN FREE

**Entrance**  
Front door to-

**Entrance Hallway**  
Window to side aspect. Inner door to-

**Hallway**  
Radiator. Understairs cupboard. Further cupboard.

**Cloakroom**  
Low level WC. Radiator. Double glazed window to front aspect.

**Ground Floor Shower Room**  
Walk in shower cubicle. Pedestal wash hand basin. Airing cupboard. Part tiled walls. Radiator. Double glazed windows to front and side aspects.

**Lounge**  
15'7 x 11'10 (4.75m x 3.61m )  
Two radiators. Feature fireplace. Double glazed window to rear aspect.

**Dining Room**  
11'11 x 9'9 (3.63m x 2.97m)  
Radiator. Window to rear aspect. Door to-

**Sun Room**  
10'5 x 5'11 (3.18m x 1.80m)  
Double glazed windows. Skylight. Door to garden.

**Kitchen**  
11'9 x 10'10 (3.58m x 3.30m)  
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Integrated dishwasher. Space for upright fridge freezer. Space and plumbing for washing machine. Radiator. Larder style cupboard. Door to-

**Rear Lobby Area**  
Door to covered passageway with door to garage.

**Ground Floor Bedroom**  
13'11 x 13'5 (4.24m x 4.09m)  
Radiator. Double glazed window to front aspect.

**Stairs from Ground to First Floor Landing**  
Radiator. Double glazed windows to front and rear aspects.

**Bedroom 1**  
18'5 x 13'4 (5.61m x 4.06m )  
Radiator. Built in wardrobe. Double glazed windows to front and side aspects.

**Bedroom 2**  
13'7 x 12'10 (4.14m x 3.91m)  
Radiator. Built in wardrobe. Double glazed window to front aspect.

**First Floor Cloakroom**  
Low level WC. Pedestal wash hand basin. Radiator. Double glazed window to side aspect. There is enough room for this to be converted into a bathroom/shower room. Loft access (not inspected).

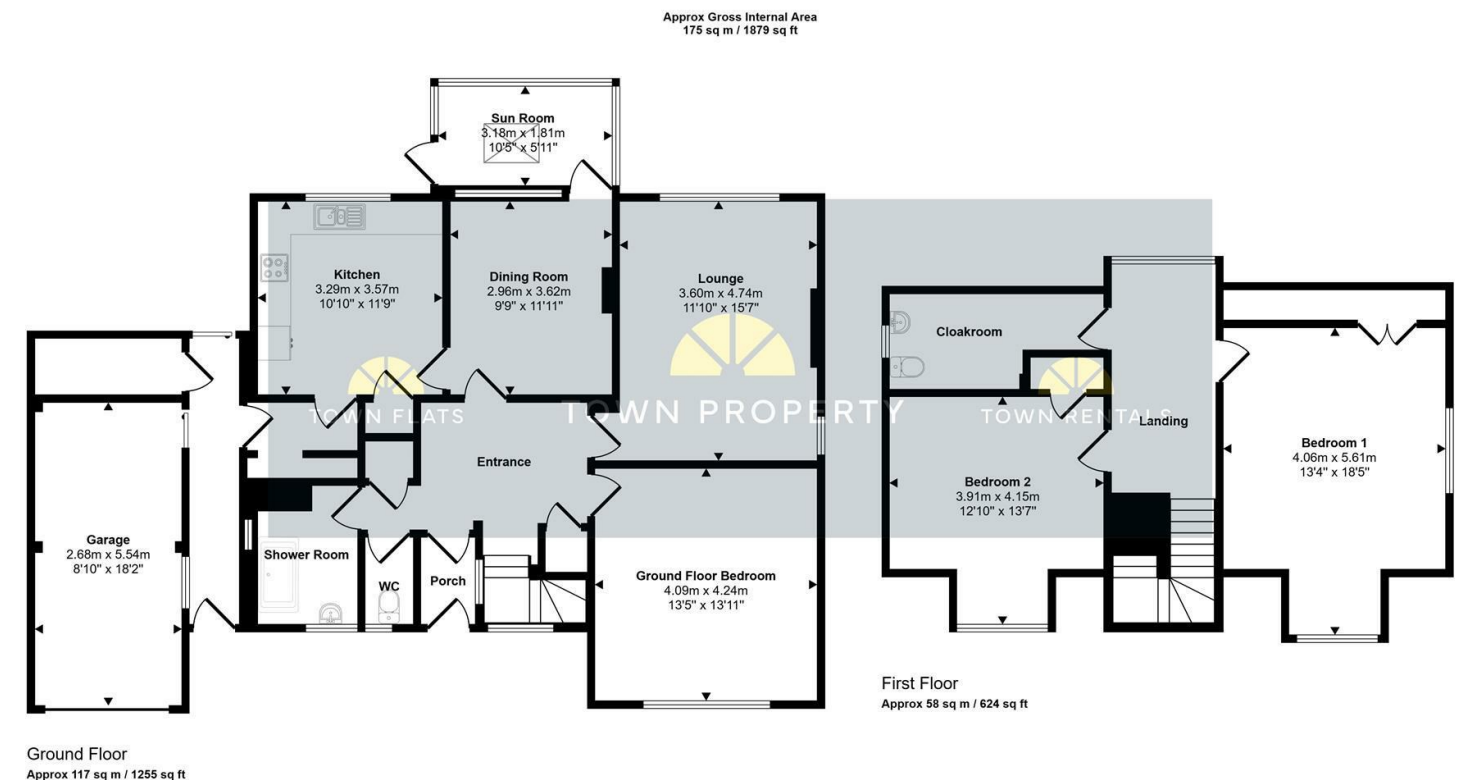
**Outside**  
The rear garden is mainly laid to lawn with an area of patio adjoining the house. The garden features a variety of mature plants and shrubbery.

**Garage**  
18'2 x 8'10 (5.54m x 2.69m)  
Electric roller door. Light and power. Door to passageway.

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

**EPC = E**

**COUNCIL TAX BAND = E**



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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