

4 Downside Close, Eastbourne, BN20 8EL

Freehold  
£625,000



4/5 Bedrooms 2/3 Reception 2 Bathroom

**TOWN PROPERTY** [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

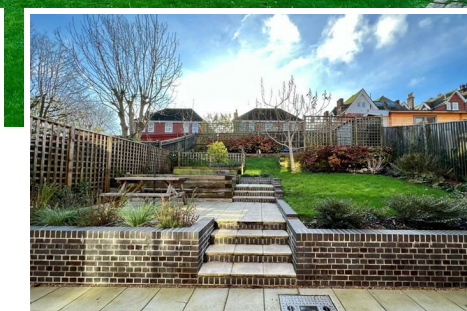
We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an 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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Occupying an elevated position with views across Old Town, this detached house provides sizeable accommodation ideally suited for families and is located in an exclusive close. Having four/five bedrooms and two/three receptions, the sitting room has an adjoining terrace at the front and the dining/family room adjoins the kitchen and provides access to the landscaped rear garden which is South/Westerly facing. Benefits include a cloakroom, study/Bedroom 5 and both en suite facilities and a family bathroom/wc. A notable feature of this most appealing property is the wide driveway and integral double garage. Local schools including Gildredge House and Cavendish, Old Town recreation ground and Albert Parade shops are all close by whilst excellent bus services run into town which is approximately one and half miles distant.

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**Main Features**

- Detached House
- 4/5 Bedrooms
- Cloakroom
- Study/Bedroom 5
- Sitting Room
- Kitchen
- Dining/Family Room
- En-Suite Shower Room/WC to Master Bedroom & Further Bathroom/WC
- Southerly Rear Garden & Front Terrace
- Driveway & Double Garage

**Entrance**  
 Steps from ground floor to front terrace. Double glazed door to-  
**Entrance Hallway**  
 Radiator. Understairs cupboard. Frosted double glazed window.  
**Cloakroom**  
 Low level WC. Wall mounted wash hand basin. Fully tiled walls. Radiator. Frosted double glazed window.  
**Study/Bedroom 5**  
 11'09 x 8'95 (3.58m x 2.44m)  
 Radiator. Double glazed window to front aspect.  
**Sitting Room**  
 14'38 x 13'11 (4.27m x 4.24m)  
 Radiator. Carpet. Double glazed window and double glazed door to front terrace.  
**Kitchen**  
 14'46 x 8'38 (4.27m x 2.44m)  
 Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for electric oven and American style fridge freezer. Space and plumbing for washing machine and dishwasher. Wall mounted units. Extractor. Wall mounted gas boiler. Double glazed window to rear aspect. Double glazed door to rear.  
**Dining/Family Room**  
 13'84 x 9'82 (3.96m x 2.74m)  
 Radiator. Sliding double glazed doors to rear garden.  
**Stairs from Ground to First Floor Landing:**  
 Radiator. Airing cupboard. Secondary window to side aspect. Access to loft (not inspected).  
**Master Bedroom**  
 14'73 x 10'32 (4.27m x 3.05m)  
 Radiator. Carpet. Double glazed window to rear aspect.  
**En-Suite Shower Room/WC**  
 Shower cubicle with wall mounted shower. Pedestal wash hand basin set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Fully tiled walls. Frosted double glazed window.

**Bedroom 2**  
 13'73 x 8'68 (3.96m x 2.44m)  
 Radiator. Wood laminate flooring. Double glazed window to rear aspect.  
**Bedroom 3**  
 11'38 x 9'52 (3.35m x 2.74m)  
 Radiator. Carpet. Double glazed window to front aspect.  
**Bedroom 4**  
 10'30 x 9'14 (3.05m x 2.74m)  
 Radiator. Carpet. Double glazed window to front aspect.  
**Bathroom/WC**  
 Panelled bath with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.  
**Outside**  
 The rear garden has been recently landscaped providing generous areas of patio with retaining walls and timber sleepers. The garden is also laid to lawn with a lockable store shed, planted borders and gated side access.  
**Parking**  
**Double Garage**  
 21'72 x 17'45 (6.40m x 5.18m)  
 A wide driveway provides off street parking and leads to the double garage. Up and over door. Electric power. Light.  
 EPC = C.  
 Council Tax Band = F