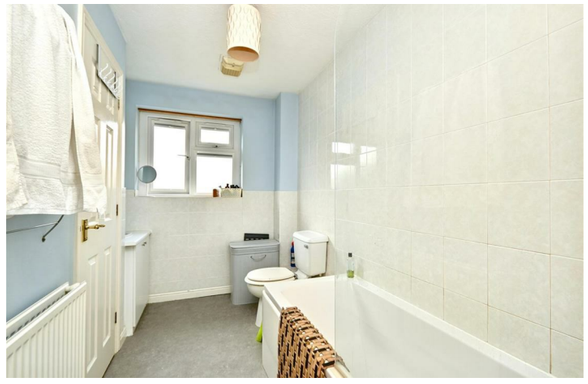
Freehold

£350,000

10 Dutchells Way, Eastbourne, BN22 0XF





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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Offered for sale CHAIN FREE this well proportioned four bedroom detached family home offering generous and versatile accommodation, together with excellent parking and outdoor space. The ground floor comprises an entrance hall, spacious sitting room with log burner, separate dining room, study, kitchen and cloakroom, whilst upstairs there are four bedrooms including a principal bedroom with En-suite and a family bathroom. Externally, the property is particularly well equipped with a wide tandem driveway providing parking for up to four vehicles, a substantial detached double garage with power, lighting and useful workshop/storage space, plus attractive wrap-around gardens with lawn and paved seating areas. Situated in a pleasant residential location close to Willingdon, local schools, amenities and the surrounding Sussex countryside, this is an excellent family home and one that is unlikely to remain available for long - early viewing is highly recommended.

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Main Features

- CHAIN FREE Detached Four Bedroom Family Home
- Double Tandem Driveway With Parking For Four Cars
- Detached Double Garage
- Master Bedroom With En-Suite
- Two Further Reception Rooms Plus Study
- Ground Floor Cloakroom
- Wrap Around Garden With Sunny Lawn
- Kitchen With Integrated Appliances
- Pleasant Residential Location Close To Willingdon & Countryside
- Early Viewing Highly Recommended

Entrance
Timber front door to-

Hallway
Radiator. Tiled flooring. Understairs cupboard. Double glazed window to front aspect.

Study
11'10 x 6'8 (3.61m x 2.03m)
Radiator. Double glazed window to front aspect.

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin. Radiator. Double glazed window to front aspect.

Kitchen
13'8 x 8'5 (4.17m x 2.57m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with double electric oven under and extractor over. Space and plumbing for dishwasher. Space for upright fridge freezer. Radiator. Double glazed window to front aspect. Double glazed door to side aspect. Door to-

Dining Room
9'10 x 9'9 (3.00m x 2.97m)
Engineered wooden flooring. Double glazed patio doors to garden. Opening to-

Lounge
14'11 x 11'9 (4.55m x 3.58m)
Two radiators. Engineered wooden flooring. Log burner. Double glazed window to rear aspect. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing
Radiator. Loft access (not inspected).

Bedroom 1
10'5 x 9'1 (3.18m x 2.77m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect. Door to-

En Suite Shower Room/W
Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Double glazed window to side aspect.

Bedroom 2
12'0 x 9'1 (3.66m x 2.77m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
14'9 x 6'9 (4.50m x 2.06m)
Radiator. Storage cupboard over the stairs. Double glazed window to front aspect.

Bedroom 4
8'6 x 8'6 (2.59m x 2.59m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Wash hand basin. Radiator. Airing cupboard. Double glazed window to front aspect

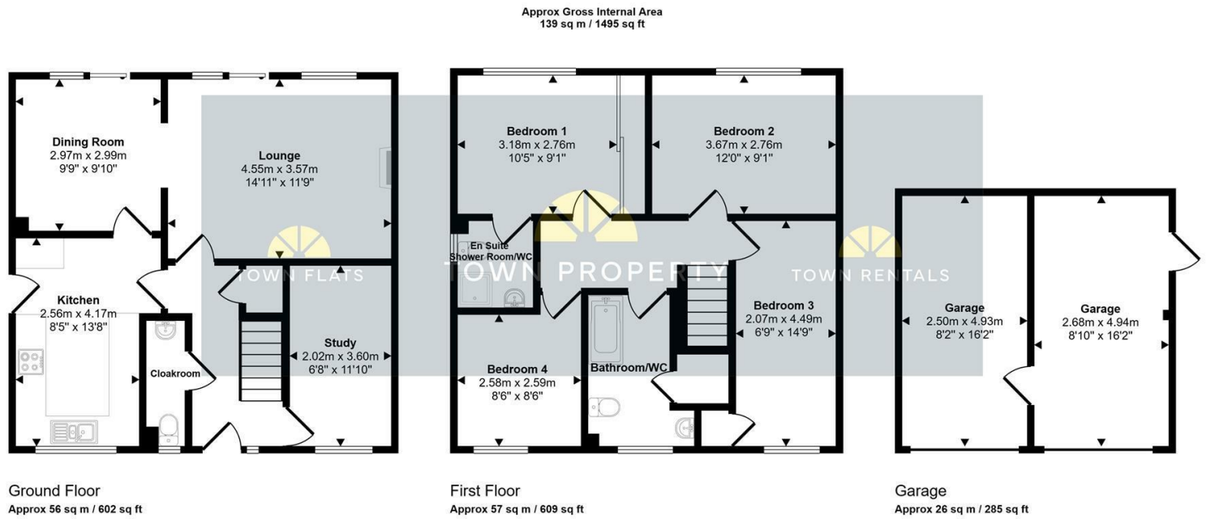
Outside
The wrap around rear garden is mainly laid to lawn with an area of patio adjoining the house. Door to-

Double Detached Garage
16'12 x 16'2 (4.88m x 4.93m)
Currently divided in two. Two up and over doors. Plumbing & lighting. Door to garden.

Parking
A double tandem driveway in front of the garage provides off road parking for four vehicles.

COUNCIL TAX BAND = F

EPC = C



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.