



**Selwyn Road, EASTBOURNE, BN21 2LE**



**welcome to**

**Selwyn Road**

GUIDE PRICE £1,000,000-£1,100,000

Stunning Sussex style eight bedroom detached family home situated in the sought after Upperton area. Retaining period features throughout with benefits including three reception rooms, three bathrooms, extensive gardens & garage. Viewings are a must.



## Description

A magnificent and substantial Sussex Style detached family home set within the heart of the highly sought after Upperton location. This superb eight bedroom house boasts extensive spacious internal living accommodation presented over three floors with a few of the many features comprising 20" living room with imposing wood burning stove, characteristic entrance vestibule and impressive entrance hall with solid oak staircase and original tiled flooring. Externally there is an extensive secluded private rear garden extending over 150" with an array of mature shrubs, fruit trees and lawn areas. In this ideal location you are within easy access to the town centre via regular bus services. The town centre benefits from a vast selection of local amenities and recreational facilities as well as Arndale shopping centre and mainline railway station with links to both Brighton and London.

## Entrance Porch

Front door into entrance porch and door leading into:

## Entrance Hall

Door from porch into entrance hall with wooden flooring, steps leading down to built in security safe and stairs rising to the first floor.

## Cloakroom

Comprising WC, wash hand basin and window to the side aspect.

## Living Room

20' x 17' 10" ( 6.10m x 5.44m )

Leaded light bay window to the rear aspect, radiator, wooden flooring, wood burner, doors leading out to the garden and door into the kitchen/breakfast room.

## Kitchen / Breakfast Room

20' 8" x 11' 11" ( 6.30m x 3.63m )

Fitted kitchen comprising wall and base units with granite work surface over, integral sink and drainer, space for range cooker with cooker hood over, integral dishwasher, space for fridge freezer, radiator, wooden flooring and double glazed leaded light window to the rear aspect.

## Utility Room

7' 10" x 11' 11" ( 2.39m x 3.63m )

Comprising wall and base units with work surface over and space for appliances under, plumbing for washing machine, tiled flooring and double glazed window to the rear.

## Dining Room

17' 3" x 9' 11" ( 5.26m x 3.02m )

Double glazed window to the front aspect and radiator.

## Study

10' 11" x 7' 10" ( 3.33m x 2.39m )

Window to the side aspect and radiator.

## Landing

50' 5" x 9' 11" ( 15.37m x 3.02m )

Stairs rising from the ground floor entrance hall to the first floor landing with window to the side aspect.

## Bedroom 1

16' 11" x 17' 10" ( 5.16m x 5.44m )

Double glazed window to the rear aspect with views over the garden, feature fire place, wooden flooring and radiator.

## En-Suite

Comprising panel enclosed bath with mixer taps, wash hand basin, WC and window to the rear.

## Bedroom 2

17' 10" x 11' 11" ( 5.44m x 3.63m )

Window to the rear aspect and radiator.

## Bedroom 3

14' 10" x 11' 10" ( 4.52m x 3.61m )

With radiator and double glazed window to the rear aspect with far reaching views.

## Bedroom 4

16' 2" x 8' ( 4.93m x 2.44m )

With double glazed window and radiator - currently used as a library.

## Bedroom 5

9' 5" x 5' 10" ( 2.87m x 1.78m )

With window to the side aspect and radiator.

## Bedroom 6

7' 9" x 9' 7" ( 2.36m x 2.92m )

With window to the front aspect and radiator.

## Shower Room

Comprising double shower cubicle, wash hand basin, radiator and double glazed window to the rear aspect.

## Separate WC

With WC and window to the side aspect.

## Bedroom 7

10' 2" x 6' 11" ( 3.10m x 2.11m )

Window to the front aspect and radiator.

## Bathroom

Comprising panel enclosed bath, wash hand basin, WC, heated towel rail, tiled wall and floor and window to the front.

## Landing

Stairs rising to the second floor.

## Bedroom 8

28' x 13' 11" ( 8.53m x 4.24m )

Windows to the front and rear aspect.

## Loft Room

7' 9" x 24' 4" ( 2.36m x 7.42m )

## Driveway

Large driveway to the front.

## Garage

9' 6" x 16' 3" ( 2.90m x 4.95m )

## Rear Garden

Extensive beautiful private and secluded rear garden with patio seating area and steps extending down to deceptive lawn areas with mature shrub borders, flower beds, mature hubs and fruit trees.



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## welcome to Selwyn Road

- Detached Sussex Style Detached House
- Eight Bedrooms
- Retaining Character Features
- Three Bathrooms
- Extensive Lawned Gardens

Tenure: Freehold EPC Rating: Awaiting

guide price

**£1,000,000-1,100,000**



Please note the marker reflects the  
postcode not the actual property

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EBN110817 - 0002

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