



**Ocklynge Avenue, EASTBOURNE, BN21 2QD**



**welcome to**

## **Ocklynge Avenue**

Impressive five bedroom detached home located in the sought after Upperton area. Dating back to 1876 & retaining period features whilst having a modern finish throughout. Benefiting from en-suite to master, three reception rooms, landscaped gardens to the front & rear & garage block.



### Entrance Hall

Front door with glazed window opening into the 25" entrance hall with exposed wood flooring and stained glass window to the side aspect. Separated by period door with leaded light stained glass window, two double radiator and door leading into the rear garden.

### Utility Room/ WC

Comprising wall mounted cupboards, work surfaces with integral Belfast sink, plumbing for washing machine and tumble dryer, radiator, WC and stained glass leaded light window.

### Kitchen / Breakfast Room

#### Kitchen Area

15' 6" x 9' 1" ( 4.72m x 2.77m )  
Beautifully presented fitted kitchen comprising wall and base units with work surfaces over, integrated one and a half bowl sink and drainer, space and plumbing for dishwasher, integral eye-level double oven, five-ring gas hob, double radiator, leaded light window to the rear overlooking the garden and exposed wood flooring.

#### Breakfast Room

13' x 13' 6" ( 3.96m x 4.11m )  
Leaded light window to the rear aspect, double radiator, fitted cupboards and display cabinet, period fireplace, stripped wood flooring and part glazed door into:

### Garden Room

19' x 6' ( 5.79m x 1.83m )  
Timber framed garden room with double doors opening to the garden, power and lighting.

### Inner Hallway

15" internal hallway.

### Sitting Room

16' x 14' 3" ( 4.88m x 4.34m )  
Double French windows to the front aspect opening onto the terrace and front gardens, period fireplace, cornicing and ceiling rose, stripped wood flooring and radiator.

### Study

10' 2" x 6' 5" ( 3.10m x 1.96m )  
Leaded light window to the front aspect and radiator.

### Living Room

17' 5" into bay x 14' 8" max ( 5.31m into bay x 4.47m max )  
Bay window to the front aspect, period fireplace, stripped wood flooring, cornicing and ceiling rose.

### Cellar

16' x 7' 2" ( 4.88m x 2.18m )  
Steps leading down from the kitchen to the cellar.

### Landing

Stairs rising from the inner hallway to the first floor landing with double radiator, airing cupboard, stained glass leaded light window. Loft access with skylight.

### Master Bedroom

15' x 13' 8" ( 4.57m x 4.17m )  
Two sash windows to the front aspect, double radiator and door into:

### En-Suite

Comprising walk in shower cubicle, WC, vanity sink, heated towel rail and two leaded light sash windows to the front aspect.

### Bedroom 2

14' x 12' 8" ( 4.27m x 3.86m )  
Double aspect with windows to the front and side with views over the Downs and double radiator.

### Bedroom 3

14' 2" x 11' 5" ( 4.32m x 3.48m )  
Double aspect with windows to the rear and side with views across Eastbourne and the Downs and double radiator.

### Bedroom 4

15' x 9' 3" ( 4.57m x 2.82m )  
Leaded light double glazed window to the rear and radiator.

### Bedroom 5

11' x 7' ( 3.35m x 2.13m )  
With radiator and leaded light window to the rear aspect with views towards the Downs.

### Bathroom

White suite comprising freestanding roll-top bath, WC, wall mounted sink, walk in shower cubicle, heated towel rail and stained glass window to the side aspect.

### Front Garden

Lawned gardens to the front with raised terrace enclosed by stone balustrades.

### Rear Garden

Well-maintained lawned rear gardens enclosed by mature shrub borders, hedging and brick walls. With substantial raised terrace leading off from the property, pathway leading to the rear of the garden and area of raised decking.

### Detached Double Garage

20' 6" x 19' 10" ( 6.25m x 6.05m )  
With 13" remote control up and over door.

### Garage

23' 1" x 14' 10" max ( 7.04m x 4.52m max )  
Single up & over door, power and light with door to the garden. Stairs rising to:

### Annex

22' 2" x 23' 3" ( 6.76m x 7.09m )  
Self-contained annex/studio room with spotlights, power, eaves storage and kitchenette area  
Shower room with comprising WC, shower cubicle, wash hand basin and extractor fan.  
Velux window and window to the front.  
With restricted head room.

### Parking

Parking for two cars by the garage block.



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## welcome to Ocklynge Avenue

- Beautifully Presented Detached House
- 5 Bedrooms / En-Suite to Master
- Three Reception Rooms
- Large Kitchen/Breakfast Room
- Sought After Upperton Location

Tenure: Freehold EPC Rating: D

# £900,000



Please note the marker reflects the  
postcode not the actual property

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