



**22 Furness Road, Lower Meads,
Eastbourne, BN21 4EY
£895,000**

RAGER & ROBERTS
ESTATE AGENTS & VALUERS



A spacious extensively refurbished and elegantly presented detached five bedroom house.

20' reception hall ♦ 3 large reception rooms ♦ 21' luxuriously fitted kitchen/breakfast room ♦ cloakroom/wc ♦ utility room
cellar ♦ 5 bedrooms ♦ 3 bathrooms/shower rooms ♦ mature walled gardens ♦ private entrance drive

Description

A spacious extensively refurbished and elegantly presented detached five bedroom house set within walled gardens in highly sought after Lower Meads. The property has been transformed by the present owners over the last few years who have preserved the delightful period character and enhanced the accommodation by tasteful modernisation. The property now benefits from a luxuriously appointed kitchen/family breakfast room as well as many other fine features. Only an inspection will convey the high merit and appeal of this property which is of a type so rarely available.

Location

The property is enviably located within this much sought after area of Lower Meads and the west side of the town centre. A range of private schools are within easy reach, as well as the town centre with its main line rail services to London Victoria and to Gatwick. Sporting facilities in the area include three principal golf courses with the Royal Eastbourne Golf Course close by. Eastbourne boasts one of the largest sailing marinas on the south coast and the adjacent scenic downland countryside provides wonderful recreational opportunities.

The property is approached by its private entrance drive which affords off road car parking space.

Handsome Porch

with front door to

Spacious Reception Hall

20' in length with fine period style staircase, marble tiled flooring, understairs storage cupboard, radiator.

Magnificent Sitting Room

19' 4" x 14' 3" (5.89m x 4.34m) into the bay window with handsome period style fireplace, exposed timber flooring, radiator.

Dining Room

14' 2" x 14' 0" (4.32m x 4.27m) into the recesses flanking the chimney breast and affording a garden aspect with period style fireplace, radiator and door giving access to the rear garden.

Large Study

15' 9" x 13' 8" (4.80m x 4.17m) into the bay window and including the depth of the fitted storage units and shelves, handsome period style fireplace, exposed timber flooring, radiator.

Luxuriously fitted Kitchen/Breakfast Room

20' 1" x 11' 1" (6.12m x 3.38m) equipped with an extensive range of granite working surfaces with soft closing drawers and cupboards below, dresser, double bowl sink unit with mixer tap, range of integrated appliances include the large AEG electric fan oven with extra oven and combination microwave above, five ring gas hob with filter hood over, space and plumbing for fridge/freezer and dishwasher, marble tiled flooring, large breakfast bar with glass working surface and deep soft closing storage drawers below, door to utility room and door to rear garden.

Utility Room

with marble tiled flooring, space and plumbing for washing machine, single bowl sink unit, radiator.

Cloakroom/wc

refitted with low level wc, wash basin, tiled floor, radiator, fitted storage cupboard.

Stairs lead down to the cellar.

Cellar

18' 0" x 13' 5" (5.49m x 4.09m) approximate measurements loosely divided into three sections with good ceiling height, fitted storage cupboard and fitted shelved units, light and power points.

The handsome period style staircase rises to the first floor landing with radiator.

Master Bedroom suite comprising Bedroom 1

14' 5" x 14' 5" (4.39m x 4.39m) affording a garden aspect and with handsome period style fireplace, radiator, door to

en suite Shower Room

with shower unit, low level wc, wash basin, fully tiled walls, radiator.

Bedroom 2

14' 5" x 14' 5" (4.39m x 4.39m) with period style fireplace, radiator (currently used as a large dressing room).

Bedroom 3

14' 5" x 12' 10" (4.39m x 3.91m) including the depth of the fitted wardrobe cupboard, period style fireplace, radiator.

Spacious family Bathroom

refitted with white suite comprising roll top and claw foot bath, pedestal wash basin, low level wc, heated towel rail, airing cupboard housing the hot water cylinder.

The handsome staircase continues to the second floor landing.

Bedroom 4

16' 2" x 14' 1" (4.93m x 4.29m) with skylight, two radiators.

Bedroom 5

12' 8" x 8' 7" (3.86m x 2.62m) approximately at its fullest width but excluding the depth of the built in wardrobe cupboard.

Box Room

with radiator.

Spacious Shower Room

refitted with white suite comprising shower unit, wash basin, low level wc, part tiled walls, radiator, tiled floor.

Outside

The recently landscaped walled gardens form a delightful setting for the property with the rear garden extending to a depth of about 60' and laid extensively to lawn for ease of maintenance with borders containing a wide variety of ornamental trees and shrubs. A paved patio flanks the rear elevation of the house accessible from the kitchen and dining room. There is also a raised terrace at the end of the garden with a water feature and further area of decking with gazebo providing an area for entertaining. Side access.

The front entrance drive provides off road parking space.

Tenure

Freehold

TOWN CENTRE OFFICE

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OLD TOWN OFFICE

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Energy Efficiency Rating		Class 1	Class 2
92 to 100	A		
81 to 91	B		
69 to 80	C		71
55 to 68	D	54	
39 to 54	E		
21 to 38	F		
1 to 20	G		

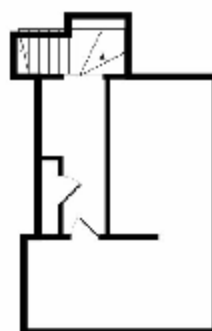
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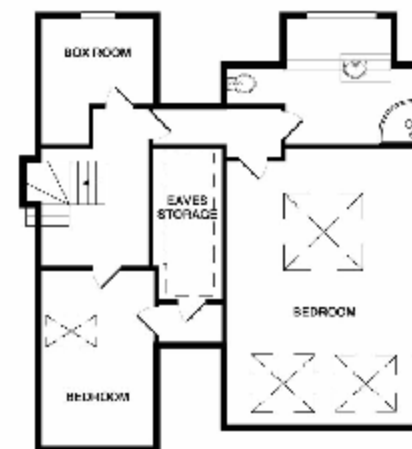
GND FLOOR
APPROX. FLOOR
AREA 1150 SQ.FT.
(106.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 215 SQ.FT.
(19.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 2000 SQ.FT.
(186.2 SQ.M.)

All measurements are approximate and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.