



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



## Summerdown Road, Eastbourne, BN20

Freehold | House - Detached | 5 Bedrooms

Home + Castle are proud to advertise this outstanding 5 double bedroom detached home situated in the highly sought-after area of Eastbourne Old Town. This beautiful property has an abundance of character features and has been sympathetically modernised by the current owners, providing classic charm blended with contemporary modern living.

The property features a spacious open plan kitchen dining room, 2 reception rooms, utility room, downstairs shower room and gym area. The layout provides ample room for family life, relaxation and social gatherings, ensuring that every corner of this home is utilised to its full potential.

Located in the heart of Old Town, providing easy access to local amenities, popular private and public schools and transport links.

**FOR SALE**  
**FREEHOLD**  
**£975,000**

## Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

## Front of Property

Situated on the corner of Summerdown Road and Pashley Road, this beautiful home has a Breendon driveway providing off-road parking for several vehicles and a walled front garden. The front gardens are mainly laid to lawn with mature shrub borders plus units for additional storage. Gated entrance to side and rear gardens. Arched brick built entrance porch with paved area, lead light windows, light fitting and solid wood part glazed door to

## Vestibule 6'8" x 4'2" (2.03m x 1.27m)

Attractive ornate tiled flooring, dado rail, ceiling light, ornate cornicing, fitted shelving and solid wood door to

## Entrance Hall 15'9" max x 10'2" max (4.80m max x 3.10m max)

Engineered oak flooring, radiator, power points, ceiling light and under stairs cupboard. Doors to all rooms with stairs to the first floor.

## Kitchen Dining Room 23'11" x 17'2" max (7.29m x 5.23m max)

Well equipped and bespoke fitted kitchen with a range of base, wall and drawer units. Corian fitted work surfaces including a breakfast bar and inset sink and drainer with mixer tap. Fitted induction hob with extractor above, eye level electric oven and microwave. Space for fridge freezer plus an Integrated dishwasher. Dual aspect double glazed windows overlooking the rear garden, radiators, downlights, power points, engineered oak flooring, feature fireplace and double glazed French style doors to rear garden.

## Sitting Room 18'8" x 12'7" (5.69m x 3.84m)

Dual aspect. Double glazed windows to front aspect, engineered oak flooring, feature fireplace with tiled inset. Ornate radiator, power points, fitted ceiling light and ornate coving to the ceiling.

## Snug 11'6" x 11'5" (3.51m x 3.48m)

Double glazed window to front aspect, engineered oak flooring, panel heater, coved ceiling, fitted theatre lights, power points, radiator, bespoke built cupboards and shelving. Door to the utility room.

## Utility Room 6'4" x 5'11" (1.93m x 1.80m)

Bespoke built units with fitted work surfaces and fitted sink unit. Plumbing and space for washing machine and space for additional appliances. Tiled flooring, cupboard housing utility meters and consumer units. Double

glazed aluminium door to rear garden and double glazed window. Sliding door to

## Downstairs Shower Room 8'8" x 5'11" (2.64m x 1.80m)

Walk in shower with bespoke fitted screen, drench and rail shower attachments. Storage cupboards housing Worcester combination boiler, full height opaque double glazed window. Fitted sink on vanity unit with mixer tap, WC, wall light, extractor fan, and new art tiled walls. Tiled floor with under-floor heating.

## Gym Room 15'7" x 5'11" (4.75m x 1.80m)

Double glazed aluminium door to garden and full height double glazed windows x 2. Engineered oak flooring, power points and wall lights. Fitted cupboards and shelving

## Landing 21'3" x 9'7" (6.48m x 2.92m)

Substantial landing space with a large opaque window, carpet, pendant light, radiator and power points, airing cupboard and access to loft.

## WC

Double glazed opaque window, vinyl flooring, WC, floating sink with chrome mixer tap and pendant light.

## Bedroom 1 15'1" x 11'9" (4.60m x 3.58m)

Double glazed windows to the front aspect, laminate wood effect flooring, pendant light fitting, radiator and power points.

## Bedroom 2 14'1" x 11'9" (4.29m x 3.58m)

Double glazed windows overlooking garden, pendant light fitting, carpet, radiator and power points. Beautiful views of The Downs.

## Bedroom 3 11'8" x 11'6" (3.56m x 3.51m)

Double glazed window to front aspect, vinyl flooring, pendant light fitting, radiator and power points.

## Bedroom 4 13'7" x 10'1" (4.14m x 3.07m)

Double glazed window to front aspect, carpet, pendant light fitting, radiator and power points.

## Bedroom 5 11'4" x 11' (3.45m x 3.35m)

Double glazed windows overlooking garden, Evocore flooring, pendant light fitting, radiator and power points. Ideal office space with beautiful views of The Downs.

## Family Bathroom 8' x 5'1" (2.44m x 1.55m)

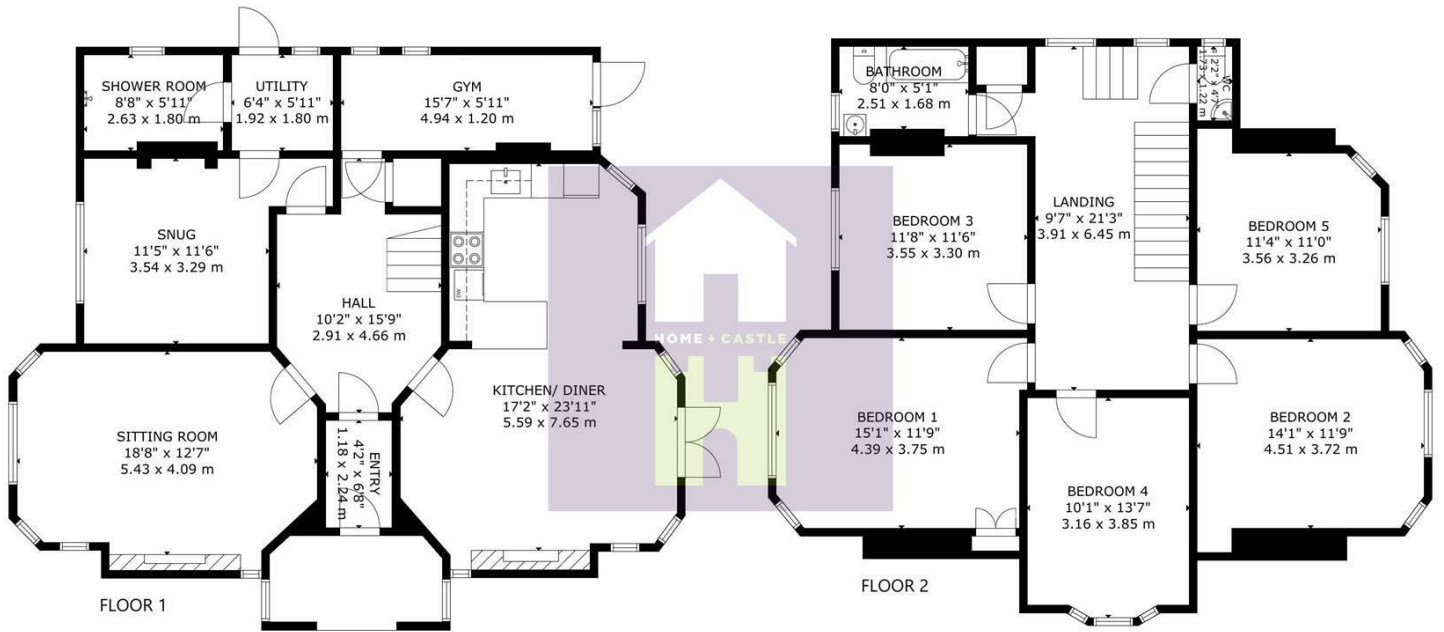
Double glazed opaque window, panelled P shaped" bath with chrome taps, fitted shower attachment and handheld shower attachment. Sink set on vanity unit with chrome mixer tap, WC, spot lights and shaver point. Tiled floor with under floor heating.

## Garden

Sizable rear garden, mostly laid to lawn with a patio

area. Wide variety of plants and shrub borders with trees. Side access with sheds and additional space for storage.

# Floor Plan

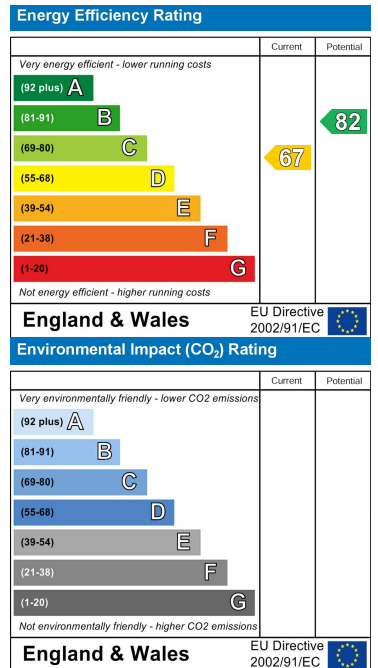


GROSS INTERNAL AREA  
 TOTAL: 208 m<sup>2</sup>/2,244 sq ft  
 FLOOR 1: 108 m<sup>2</sup>/1,165 sq ft, FLOOR 2: 100 m<sup>2</sup>/1,079 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.