



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Penrith Way, Eastbourne, BN23 8NS

Freehold | House - Detached | 3 Bedrooms

Home + Castle are pleased to advertise this immaculately presented 3 bedroom detached family home featuring 2 receptions, conservatory, secluded rear garden and off-road parking for 2 cars. Great location with shopping centre, schools and shops all close by.

**FOR SALE**  
**FREEHOLD**  
**£415,000**

## 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.

## Approach

Block paved driveway providing off road parking for 2 cars. Gates to either side of the property giving access to the rear. Outside lights and raised flower bed. Canopy porch and half glazed composite door to

## Hallway 15'4" x 3'1" (4.67m x 0.94m)

Engineered oak flooring, radiator, downlights, fitted smoke alarm, power points and stairs to first floor. Opening to

## Dining Room 16'7" x 7'10" (5.05m x 2.39m)

Double glazed window to the front aspect, radiator, engineered oak flooring, power points, down lights, and bespoke built-in cupboards. French doors to paved and gravelled area at side of property. Outside light, gate to rear garden and gate to front of house.

## Kitchen 10'7" x 7'7" (3.23m x 2.31m)

Range of base wall and drawer units with solid oak work surfaces. Eye level Zanussi oven and grill, fitted 5 ring gas hob with extractor fan, integrated fridge freezer, dishwasher and washing machine. Single sink and drainer, power points and double glazed windows to the front aspect. Engineered oak flooring.

## Living Room 19'9" x 11'2" (6.02m x 3.40m)

Double glazed window to the rear aspect, feature fireplace, engineered oak flooring, radiator in cover, fitted lights, and power points, with double glazed doors to conservatory.

## Conservatory 11' x 9'10" (3.35m x 3.00m)

Polycarbonate roof, double glazed windows and doors to rear garden. Tiled flooring, power points and fitted light.

## WC 6'2" x 3'6" (1.88m x 1.07m)

WC, fitted sink with vanity unit, tiled floor and part tiled walls, built-in cupboard housing IDEAL combi boiler. Down lights, and extractor fan.

## Bedroom 1 11'1" x 10'8" (3.38m x 3.25m)

Double glazed window to front aspect, radiator, carpet, light fitting, corniced ceiling, power points, built-in wardrobes. Door to

## Ensuite Shower Room 8'4" x 6'6" (2.54m x 1.98m)

Shower cubicle with fitted electric MIRA shower with chrome attachments. Fitted vanity unit with concealed cistern WC and inset sink. Fitted wall mirror and cabinets. Chrome ladder style radiator, opaque double glazed window. Fully tiled walls and extractor fan.

## Bedroom 2 10'11" x 9'5" (3.33m x 2.87m)

Double glazed window to the rear aspect, built-in wardrobes, carpet, fitted lights, power points and radiator in cover. Door to

## Ensuite Bathroom 7'7" x 5'6" (2.31m x 1.68m)

O shaped bath with fitted electric MORE shower, WC with concealed cistern, sink set into vanity unit, carpet, fitted mirror with lighting, shaver point, opaque double glazed window, extractor fan and chrome ladder style radiator.

## Bedroom 3 11'3" x 8'6" (3.43m x 2.59m)

Currently used as a home office with fitted cupboards and wardrobes. Carpet, double glazed window to the rear aspect. Radiator, fitted light and power points.

## Landing 7'7" x 5'9" (2.31m x 1.75m)

Carpet, access to loft, wall mounted thermostat and fitted smoke alarm.

## Loft

Power, light, boarded and a pull-down ladder,

## Rear Garden

A secluded and beautifully landscaped garden with block paved pathways and paved patio areas. Pergola with mature climbing plants, an array of mature shrubs, 2 sheds and various areas to sit. Green house, outside tap, door to shed at side of building with power and light housing additional appliances. Door to side entrance leading to front garden.

## Additional Information

Council Tax Band D

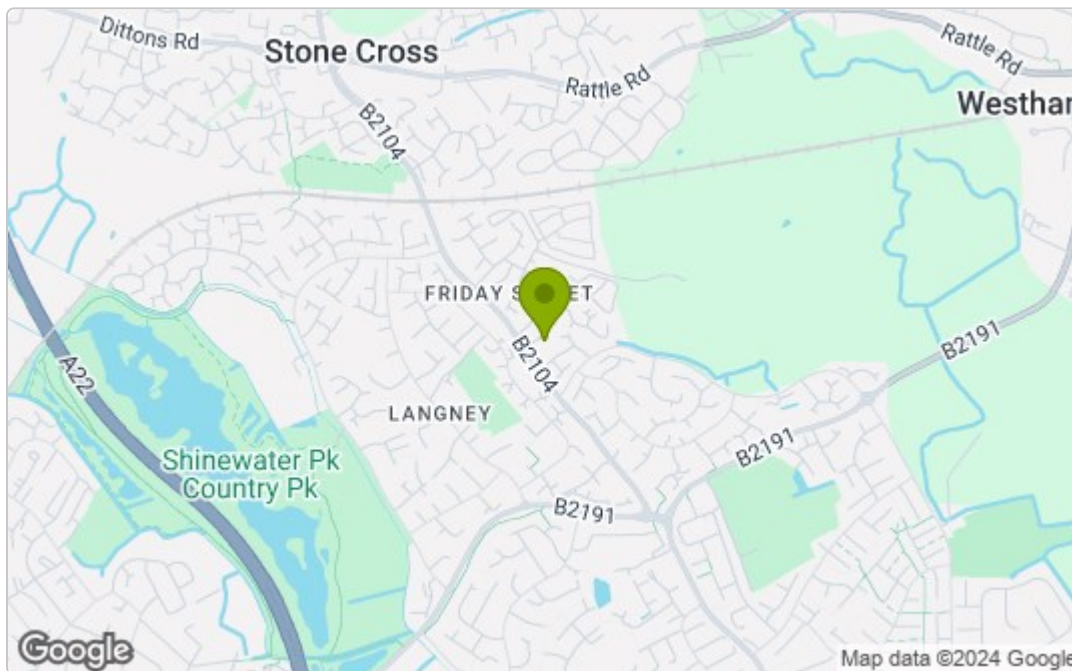
Awaiting Energy Performance Rating

# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 109 m<sup>2</sup>/1,177 sq ft  
 FLOOR 1: 63 m<sup>2</sup>/677 sq ft, FLOOR 2: 46 m<sup>2</sup>/500 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |

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.