



HOME + CASTLE
ESTATE AGENTS

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Selmeston Road, Eastbourne, BN21

Freehold | Chalet Bungalow - Detached | 4 Bedrooms

Home + Castle are pleased to advertise CHAIN FREE this 4 bedroom detached chalet bungalow in an elevated position offering far reaching views towards the sea. Features 4 double bedrooms with ensuite shower room to the main. Stylish family bathroom with large shower and stand-alone rolled top bath. New boiler, gas central heating and double glazed. Garage to rear of property with off-road parking for 2 cars. Gardens front and rear. Lovely home in great location.

Close to local schools, colleges, shops and a short drive to Eastbourne town centre and seafront.

FOR SALE
FREEHOLD
£500,000

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

Small brick wall with pathway through garden leading to front door. Good sized garden mainly laid to lawn with mature shrubs and a tree. Off-road parking with side gate to rear of property.

Hallway 27'2" x 5'11" max (8.28m x 1.80m max)

Front door with opaque glazed side panels to main hallway. Wood effect laminate flooring. Cupboard house electric meter and fuse box. Under-stairs cupboard for additional storage. Downlights, power points and radiator.

Living Room 14'10" x 12'4" (4.52m x 3.76m)

Double glazed bay window with blinds to front of property offering far reaching views toward the sea. High level double glazed window to side of property. Power points, BT & Sky points, radiator and down lights. Wood effect laminate flooring. Stairs to 1st floor bedroom.

Kitchen Diner 17'10" x 13'4" (5.44m x 4.06m)

Spacious, dual aspect kitchen diner. Range of base & wall units with drawers and plenty of worktop areas. Built-in 5 ring gas hob with extractor hood above. Built-in double oven and microwave. Spaces for American Style Fridge Freezer, washing machine and dishwasher. Downlights, power points and radiator. Double glazed windows x 2 with blinds to side of property. Double glazed French doors to large patio and rear garden. Tiled floor to kitchen area with wood effect laminate flooring to dining area.

Bedroom 2 13'6" x 10'42 (4.11m x 3.05m)

Double glazed French doors with side panels to patio and rear garden. Down lights, power points, radiators x 2, aerial point and curtain pole. Wood effect laminate flooring.

Bedroom 3 12' x 11'9" (3.66m x 3.58m)

Double glazed window to side of property, downlights, radiator, power points and aerial point. Wood effect laminate flooring.

Bedroom 4 11'9" x 9'11" (3.58m x 3.02m)

Double glazed window with blinds to front of property. Downlights, power points, aerial point and radiator. Wood effect laminate flooring.

Family Bathroom 9'6" max x 9'2" max (2.90m max x 2.79m max)

Large shower cubicle, stand-alone rolled top bath, basin and WC. Tiled floor with under floor heating. Part tiled walls and chrome ladder style towel radiator. Opaque double glazed window to rear of property.

Stairs from Living Room to 1st Floor

With opaque velux window. Landing with eaves storage and door to bedroom.

1st Floor

Bedroom 1 16'62 x 14'5" (4.88m x 4.39m)

Spacious 1st floor bedroom with Velux style windows x 3. Power points, radiator, BT point and down lights. Cupboard housing recently installed IDEAL boiler and STELFLOW duplex unvented water cylinder. Wood effect laminate flooring. Plenty of cupboards offering storage in the eaves. Far reaching views towards the sea.

Walk-in Wardrobe 7'4" x 5'9" (2.24m x 1.75m)

Downlights with wood-effect laminate flooring. Shelving and hanging rail.

Ensuite Shower Room 10'4" x 3'4" (3.15m x 1.02m)

Shower cubicle, WC and basin. Tiled floor, down lights, extractor fan, chrome ladder style radiator and double glazed windows x 2 offering far reaching views to rear of property.

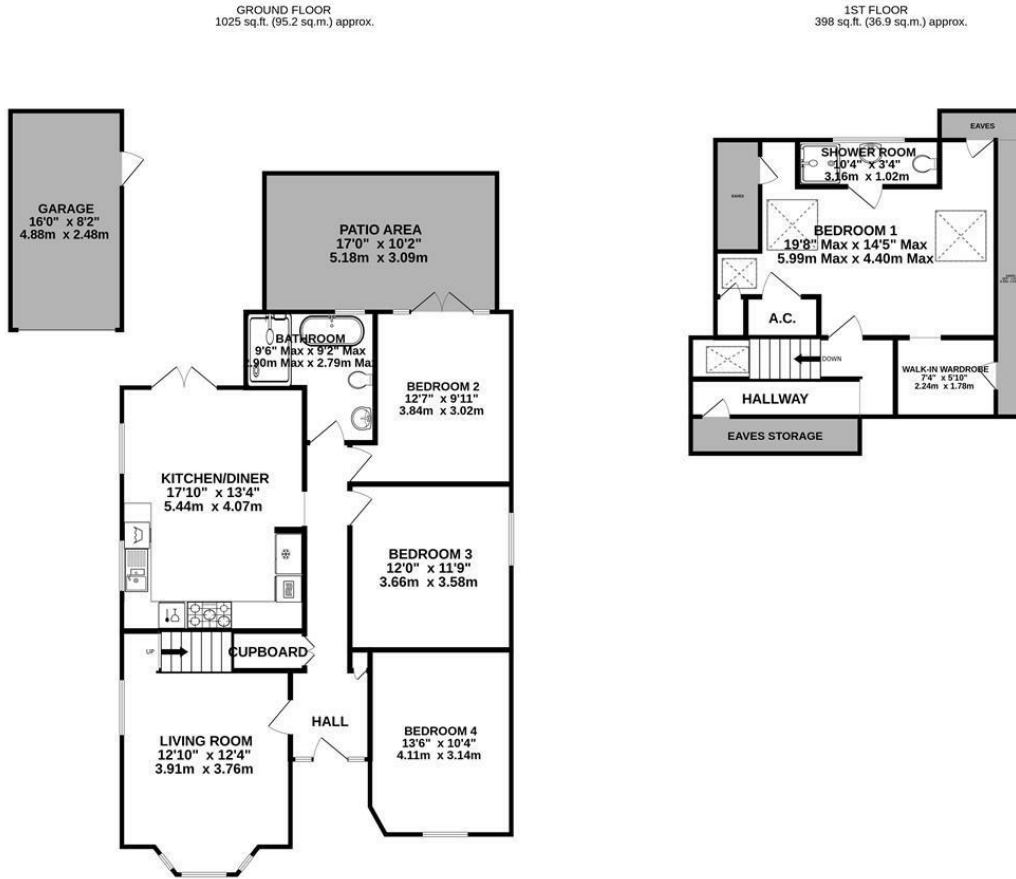
Garage 16'1" x 8'2" (4.90m x 2.49m)

Located to the rear of the property. Up & over door with side door offering access from garden.

Rear Garden

Large patio area (17' x 10'2"). Enclosed garden laid mainly to lawn with mature hedging. Brick-built barbeque. Detached garage to rear of property with up and over door plus side door. Large area to side of property leading up to garage. Gate to front of property.

Floor Plan

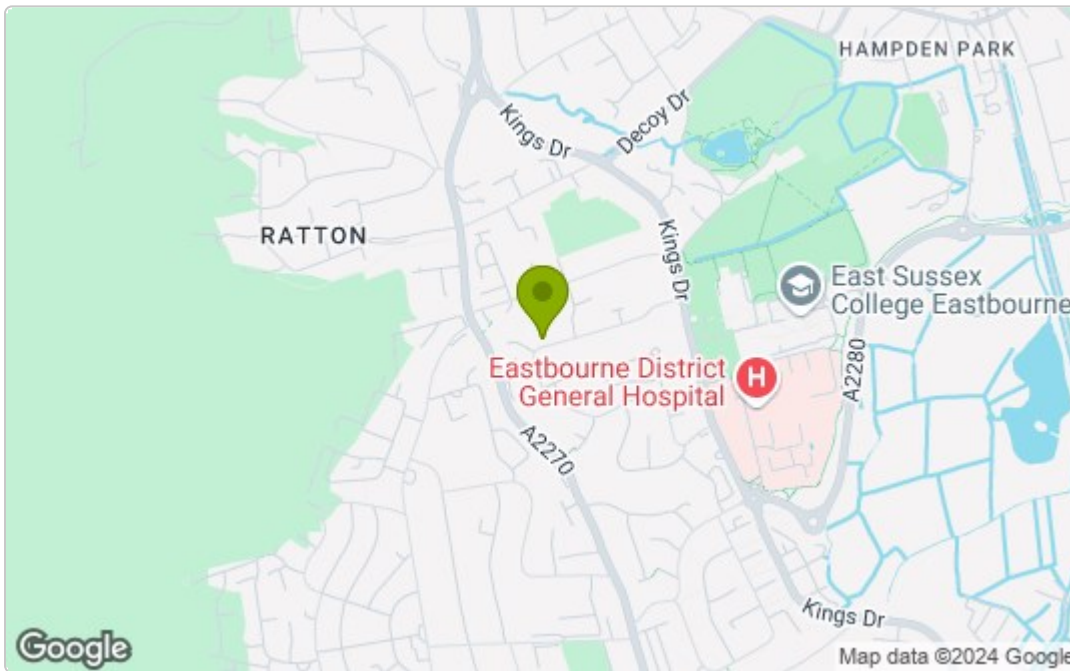


DETACHED CHALET BUNGALOW

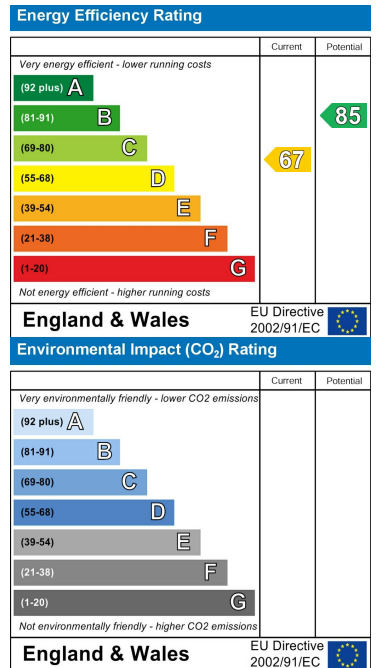
TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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