



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Upper Carlisle Road, Eastbourne, Freehold | House | 3 Bedrooms

An exciting opportunity to acquire this most desirable Three Bedroom Cottage, offering lots of character and in a highly sought after location in the Meads area of Eastbourne, and within easy access to The South Downs. Offering individual charm, this most appealing home includes on the ground floor a 22'9 x 13'2 Kitchen/Diner, a 15'7 x 11'5 Lounge, the Third Bedroom and a Shower Room. On the first floor there is an impressive 16'0 x 13'6 Master Bedroom with a Separate Study/Dressing Room and a spacious En-Suite Bathroom, and the good size Second Bedroom which enjoys lovely views over Meads Lawn Tennis courts and playing fields beyond. Outside, the garden is a particular feature, enjoying an abundance of rose bushes, shrubs and plants, a nice size lawn, and a good size patio area. There is also the advantage of a parking space and Garage. An internal inspection is highly recommended to fully appreciate the appeal and location of this most appealing home.

FOR SALE
FREEHOLD
£600,000

Entrance Hall

Stable door opens into entrance hall- stairs to first floor, access to

Garage

There is an attached Garage with electric remote control door and with power and light connected

Kitchen/Diner 22'9" x 13'1" (6.93m x 3.99m)

A modern range of fitted wall and floor units with complimentary work surfaces incorporating inset one and half bowl sink with mixer tap, space and point for electric cooker with extractor hood above, integrated dishwasher, space and point for upright fridge/freezer, radiator, dining space, sealed unit double glazed bay window to front, access to inner hall with built in pantry, steps down to Living Room

Living Room 15'7" x 11'5" (4.75m x 3.48m)

Radiator, tv point, sealed unit double glazed patio doors to rear patio and garden and enjoying pleasant garden outlook

Ground Floor Bedroom 9'3" x 8'9" (2.82m x 2.67m)

Radiator, sealed unit double glazed window to front

Ground Floor Shower Room/Utility Room

Walk in shower cubicle with mains fed shower unit, low level w/c, pedestal wash hand basin, space and plumbing for washing machine, wall mounted gas boiler, sealed unit double glazed window to side from entrance hall, stairs lead up to first floor landing with window to rear

Master Bedroom 16'0" x 13'6" (4.88m x 4.11m)

Fitted wardrobe units, walk in closet, radiator, sealed unit double glazed window to front, door to

Study/Dressing Room 8'7" 6'2" (2.62m 1.88m)

Radiator, sealed unit double glazed window, door to en-suite

En-Suite Bathroom

Modern suite comprising panelled bath, pedestal wash hand basin, low level w/c, radiator, built in airing cupboard, sealed unit double glazed window to front,

Bedroom 2 15'3" x 11'4" (4.65m x 3.45m)

Radiator, double aspect sealed unit double glazed window to front, sealed unit double glazed window to side allowing lovely views over Meads Lawns Tennis courts and playing fields,

Outside

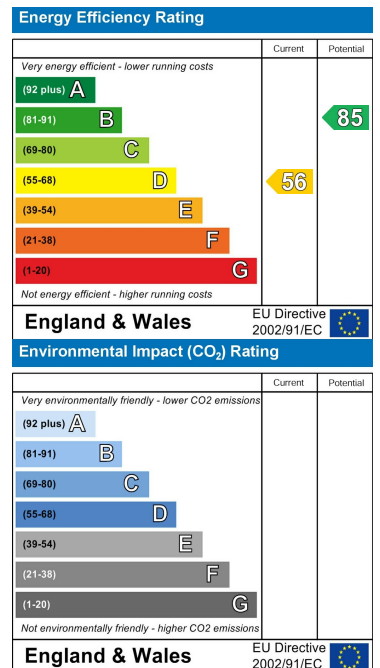
The property is approached by a private driveway, shared by just two other properties, and allows a parking space to the side of the Garage. There is a beautifully appointed cottage style garden which is slightly elevated above the main road, allowing a good degree of privacy, and enjoying an abundance of mature roses, shrubs and plants surrounding a lawn measuring approximately 40' x 20', and there is also a good size patio, perfect for al-fresco dining and outdoor entertaining and enjoying the sun.

Floor Plan

Area Map



Energy Efficiency Graph



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