



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



Peppercombe Road, Eastbourne, BN20

Freehold | House | 4 Bedrooms

Occupying an elevated position in Old Town, this extended 4 bedroom detached house offers fantastic views over Eastbourne towards the sea and South Downs. A full width rear extension offers generous open plan living, making the most of the views. Also on the ground floor is a home office or fourth bedroom. Available chain free.

FOR SALE
FREEHOLD
£525,000

Property

This property has been perfectly extended offering an open plan living space to rear that connects into the original house, offering ample reception room space that is drenched in sunlight from Velux windows and patio doors. The home office on the ground floor is perfect for those needing to work from home and have a separate space to do this in.

Upstairs the home has three bedrooms, two of which enjoy the rooftop views towards the sea and The South Downs. The modern bathroom completes the accommodation.

Old Town is a popular location due to its proximity to The South Downs, seafront and having it's parade of shops in neighboring Green Street. The area also has schools for all ages, Doctor's surgery and large park, which is in walking distance of this property. The South Downs can be accessed via a walkway located on the same road, perfect dog walkers, families or ramblers. Eastbourne Town Centre is less than 2 miles away.

Front Garden

Two off road parking spaces, mature plants and pathway leading to Entrance Porch.

Entrance Porch 4'3" x 3'7" (1.3 x 1.1)

The entrance porch has Coir mat flooring.

Entrance Hall 8'10" x 8'10" (2.7 x 2.7)

Entrance hall consists of an under stairs cupboard, window to side aspect and radiator. Hardwood flooring flows throughout the ground floor.

W.C 4'11" x 4'1" (1.5 x 1.25)

Radiator, toilet and a basin.

Reception Space

A full width extension offers fantastic open plan living space, with dining area, study space and kitchen.

Sitting Room 25'7" x 12'1" (7.8 x 3.7)

The sitting room has a lovely bay window, fireplace with marble surround and hearth. Radiators. The space flows through to the rear open plan living space.

Dining area full width 28'10" x 19'4" (full width 8.8 x 5.9)

Velux windows and sliding glazed doors flood the space with natural light, plus they allow far reaching sea and downland views to be enjoyed from the space.

Kitchen

A well appointed and modern space, with lots of natural light. A range of wall and floor units, 1.5 bowl sink set under the picture window. Eye level oven, integrated dishwasher and ceramic hob. Worcester boiler and a side access door to the garden.

Home Office/Bedroom Four 15'1" x 7'8" (4.6 x 2.35)

A set of small steps rise from the open plan space to the ground floor bedroom or home office. Window to the front aspect and radiator.

Landing

Bedroom One 14'5" x 11'11" (4.4 x 3.65)

Bay window, radiator.

Bedroom Two 12'9" x 12'1" (3.9 x 3.7)

Beautiful views of The South Downs and sea from the rear facing window.

Bedroom Three 10'5" x 9'4" (3.2 x 2.85)

Rooftop views to the sea and The South Downs.

Bathroom 8'10" x 6'6" (2.7 x 2)

The bathroom has a bath with shower with mixer tap and shower attachment, glass screen. A sizable vanity unit offers storage, inset basin and toilet with concealed cistern. Double glazed window with obscured glass and chrome towel rail.

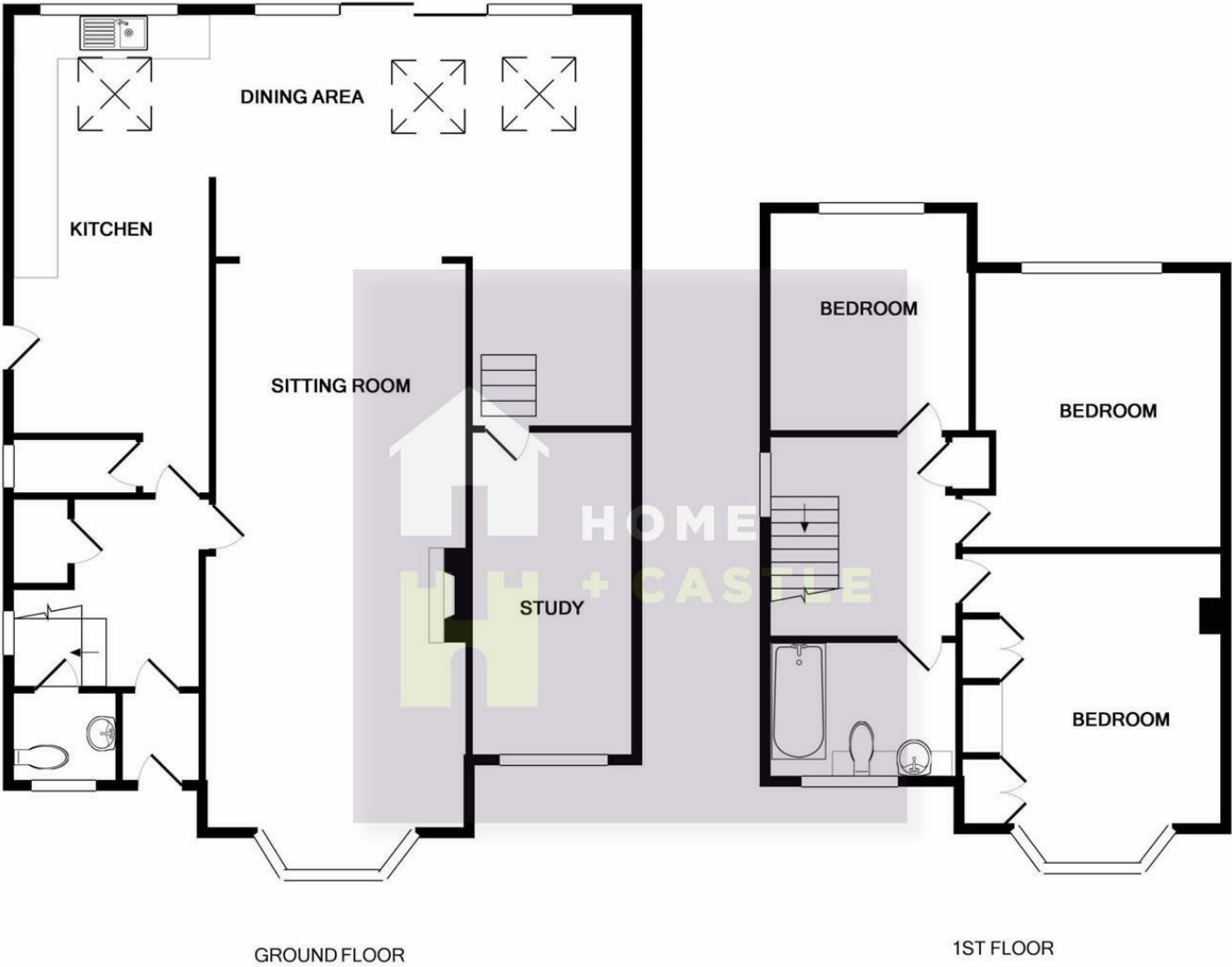
Rear Garden

Far reaching views of the sea, town and The South Downs can be enjoyed from the raised patio area which is accessed directly from the dining area. The patio has glass balustrade and steps down to lower section of the garden. This section has lawn area, mature plants and summerhouse.

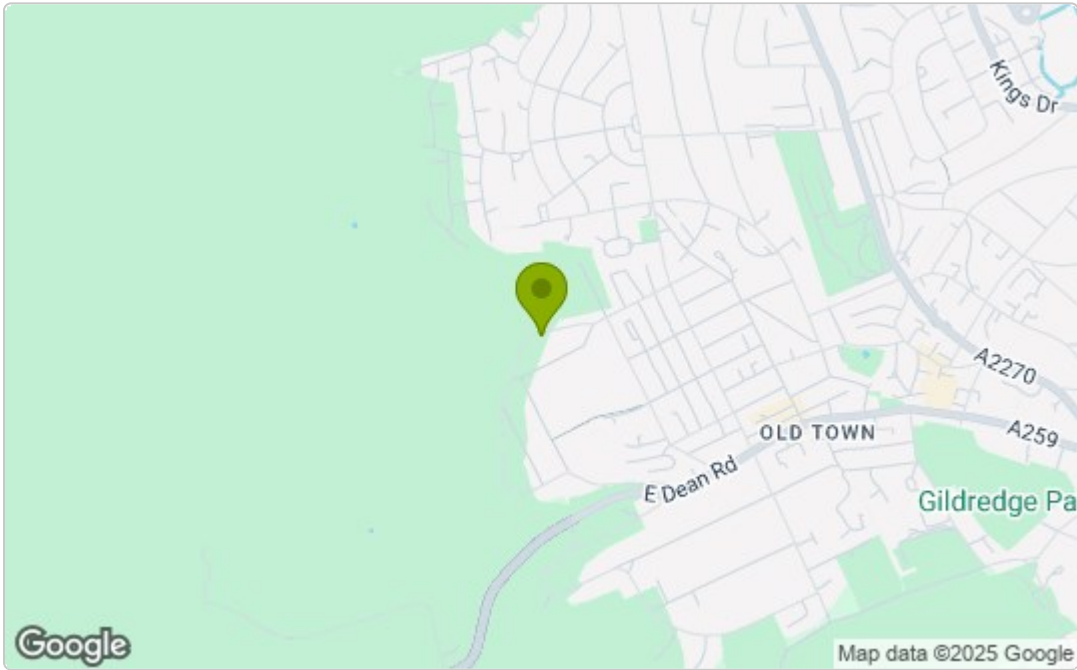
Additional Information

Council Tax Band: D

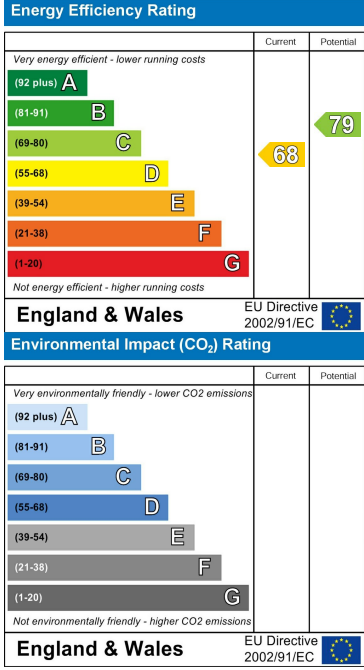
Floor Plan



Area Map



Energy Efficiency Graph



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