



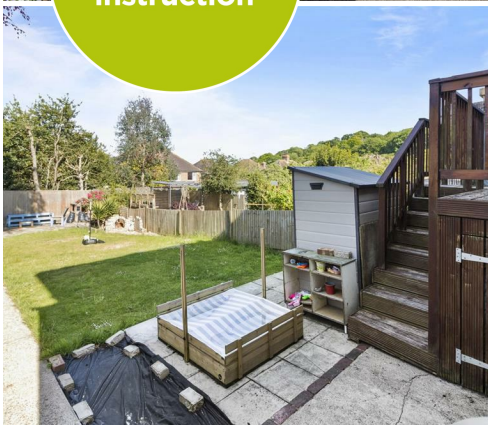
**HOME + CASTLE**  
ESTATE AGENTS

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)

**VIEWING HIGHLY  
RECOMMENDED**



**new  
instruction**



## Manvers Road, Eastbourne, BN20 8HH

Freehold | House | 3 Bedrooms

This characterful family home offers modern accommodation whilst retaining character features. With versatile accommodation, including two reception rooms, kitchen, family bathroom, downstairs cloakroom and three bedrooms. It's perfectly located close to Old Town park, schools and walks onto The South Downs. Book your viewing to avoid missing out on this beautiful home.

**FOR SALE**  
**FREEHOLD**  
**£445,000**

### Location

This lovely home is positioned in Manvers Road, which is elevated in Old Town and offering views across Eastbourne towards the sea. The South Downs is easily accessed from the property with countryside walks, connecting to neighbouring villages such as Jevington and East Dean. Less than a mile from the property is Albert Parade, which has a range independent shops and cafes, plus a Co-op.

### Approach

The front garden has an array of plants and shrubs, with a pathway leading to the front door.

### Entrance Hall

Double glazed window to side, radiator and wood flooring.

### Cloakroom 3'7" x 2'7" (1.1 x 0.8)

Half height tiling, double glazed window with obscured glass, toilet with basin.

### Reception Room 12'1" x 12'1" (3.7 x 3.7)

With a bay window with bespoke plantation shutters, wood flooring, coving and radiator. Gas fire with wooden mantelpiece.

### Rear Reception Room 12'3" x 11'1" (3.75 x 3.4)

Log burner with brick surround and wooden mantelpiece. Wood flooring, coving and sliding double glazed doors leading out to the rear garden. Wall and ceiling lighting.

### Kitchen 12'7" x 8'2" (3.85 x 2.5)

Fitted with range of wall and floor units finished with soft green cabinetry. Solid wood worktop, one and half bowl sink with drainer. 5 ring gas hob, with extractor over, eye level double Neff oven. Integrated washing machine, dishwasher and fridge freezer. Double glazed window overlooking rear garden. Vinyl flooring and double glazed door to side aspect.

### Landing

Double glazed window to side, carpet and loft hatch.

### Bathroom 8'4" x 7'10" (2.55 x 2.4)

A contemporary with marble effect tiling and white suite comprising of corner shower cubicle, toilet and wall hung basin with mixer tap and storage below. Bath with mixer tap and shower attachment. Airing cupboard, extractor and double glazed window with obscured glass.

### Bedroom Two 12'1" x 10'2" (3.7 x 3.1)

Double glazed window with views over Eastbourne to the sea. Two built in storage cupboards. Carpet and radiator.

### Bedroom One 11'9" x 11'5" (3.6 x 3.5)

Bay window with bespoke plantation shutters, built in cupboard. Carpet and radiator.

### Bedroom Three 8'6" x 8'6" (2.6 x 2.6)

Window to front, carpet and radiator.

### Rear Garden

Step out from the rear reception room onto a raised deck area, which has storage beneath. Steps lead down from the deck onto patio area, which has access to the undercroft storage area. A pathway leads to the end of the garden where there is a further patio area. The remainder of the garden is laid to lawn and bordered by fencing. To the side of the property is a gate leading to the front.

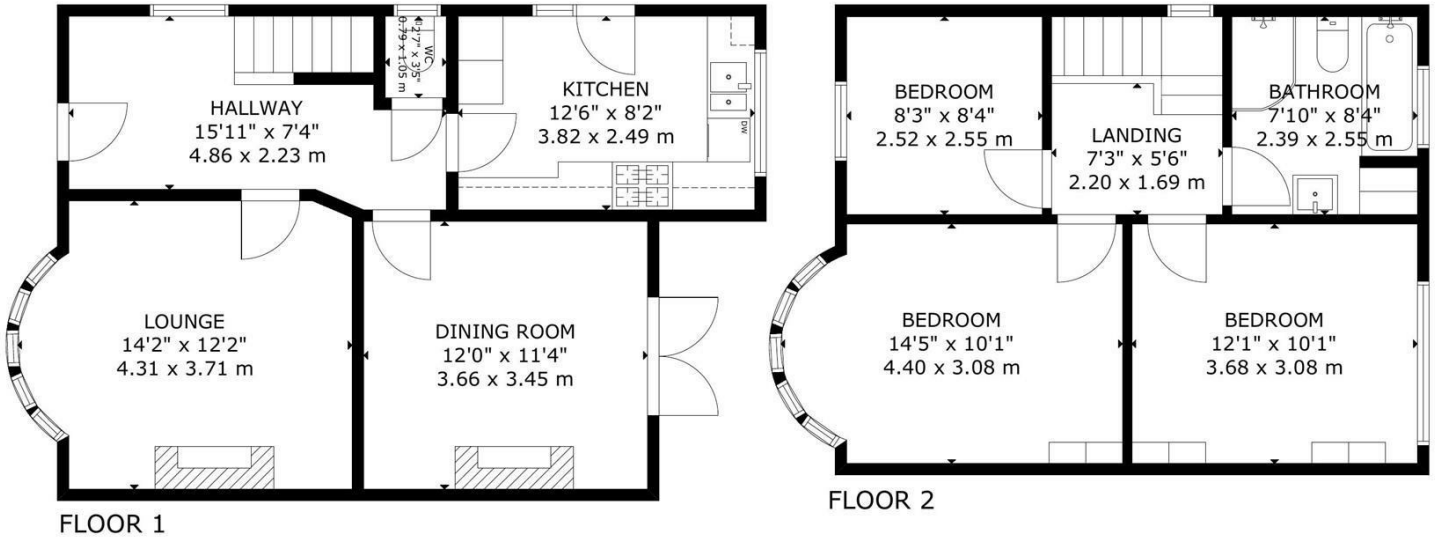
### Additional Information

Council Tax Band: D - Eastbourne

EPC Rating: E



Floor Plan

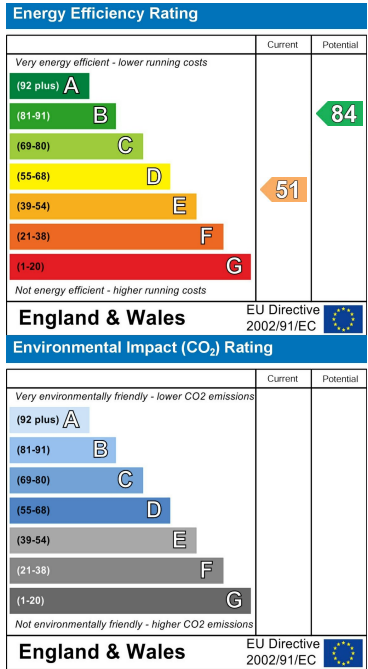


GROSS INTERNAL AREA  
TOTAL: 94 m<sup>2</sup>/1,008 sq ft  
FLOOR 1: 50 m<sup>2</sup>/537 sq ft, FLOOR 2: 44 m<sup>2</sup>/471 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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 firms employment has the authority to make or give any representation or warranty in respect of the property.