



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Longland Road, Eastbourne, BN20 8HY

Freehold | House | 3 Bedrooms

STTC PRIOR TO MARKETING An extended detached family home that is in a prime position in the Old Town area of Eastbourne. Located opposite Old Town park, this lovely property enjoys views over the open green space. Internally the property has retained character features, whilst offering modern accommodation including an open plan kitchen diner. Schools for all ages are nearby as well as shops which are located within the vicinity on Albert Parade.

FOR SALE
FREEHOLD
£500,000

Location

Old Town is a very popular area of Eastbourne, particularly for those looking for character period homes. It is home to schools for all ages, shops, amenities as well locality to The South Downs and seafront. Eastbourne train station and town centre are approximately 1 mile away.

Approach

A gate opens into the front garden which is bordered with brick raised flower beds and has a pathway leading to the porch.

Porch

Double glazed door and windows. Tiled flooring and lighting.

Hallway

Wood flooring, radiator and picture rail with shelf. Under stairs storage cupboard.

Cloakroom

Fully tiled walls and floor. Window. Wall mounted basin and toilet with concealed cistern. Mirror with built in lighting.

Living Room 13'5" x 12'1" (4.1 x 3.7)

A beautiful reception room with character features including picture rail, cornice and ceiling rose. The bay window offers views over the neighbouring open parkland. Feature fireplace, radiator and carpet.

Utility Room 7'10" x 3'1" (2.4 x 0.95)

Tiled flooring, light, space and plumbing for washing machine with worktop over. Wall mounted glow worm boiler.

Dining Room 14'1" x 10'2" (4.3 x 3.1)

The wood flooring continues into this room which is open plan to the kitchen. There is a full height bay window with patio doors which lead out onto the raised deck. High ceiling and cornice.

Kitchen 20'0" x 13'11" (6.1 x 4.25)

An opening from the dining room opens to the contemporary kitchen which is fitted with a range of wall and floor units. Stone effect worktop with stainless steel sink and mixer tap. Integrated dishwasher, double oven, ceramic 5 ring hob with extractor over. Space for under counter fridge and freezer. Double glazed windows to three aspects, including with views over the garden. Double glazed door to raised deck.

Landing

Window to side aspect, loft hatch and ceiling light.

Bedroom Three 10'5" x 8'2" (3.2 x 2.5)

Double glazed window overlooking the rear garden. Radiator, carpet and built in cupboard.

Bedroom Two 14'1" x 10'0" (4.3 x 3.05)

Bay window overlooking garden. Radiator, carpet and picture rail.

Bedroom One 13'9" x 12'5" (4.2 x 3.8)

Views of the parkland can be enjoyed from the bay window. Radiator and exposed floorboards.

Bathroom 6'6" x 6'0" (2 x 1.85)

Decorative tiled flooring, slate effect shower panels around the bath that has an electric shower over. Basin inset into unit with concealed cistern toilet. Ceiling spotlights, double glazed window and chrome ladder radiator.

Rear Garden

The raised deck area has steps down to a pathway the leads to the end of the garden and garage. To the side of the pathway is a lawn area as well as a paved patio area. Under the property there is undercroft storage.

Garage

Single garage with up and over door.

Additional Information

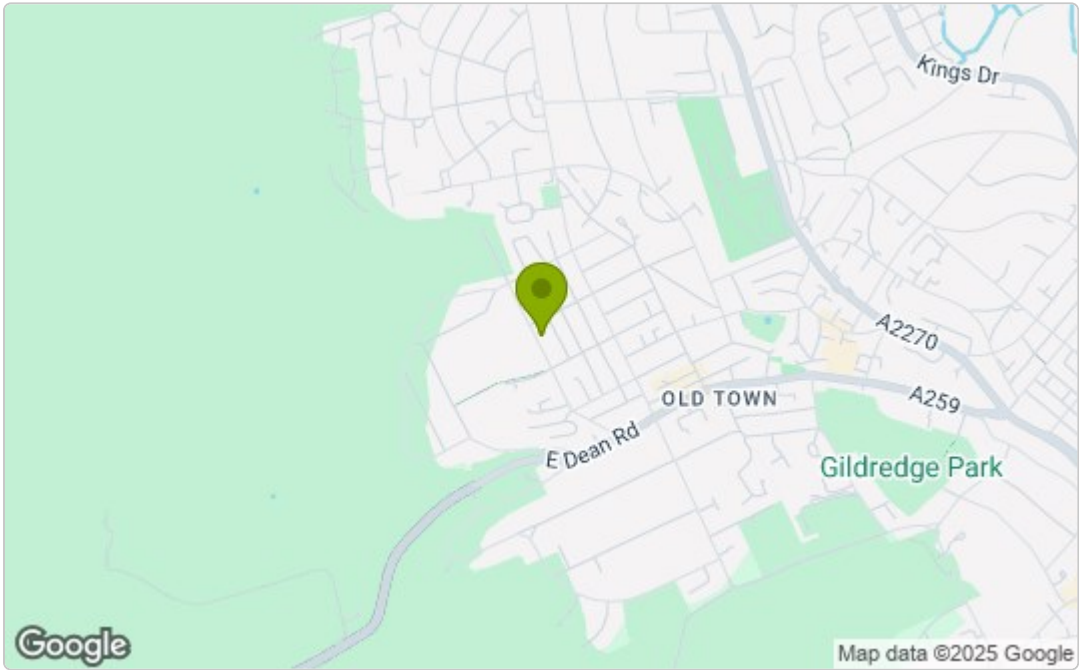
EPC Rating: D

Council Tax Band: D

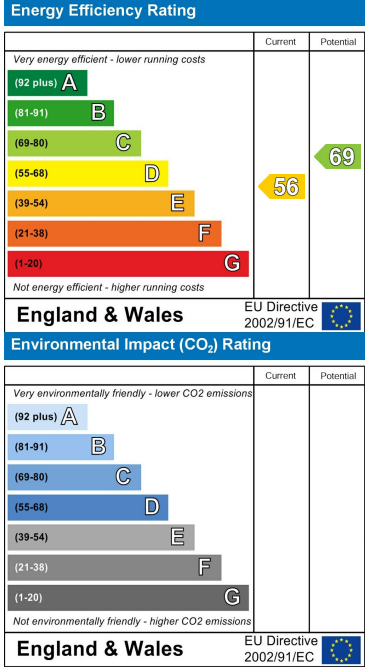
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

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.