



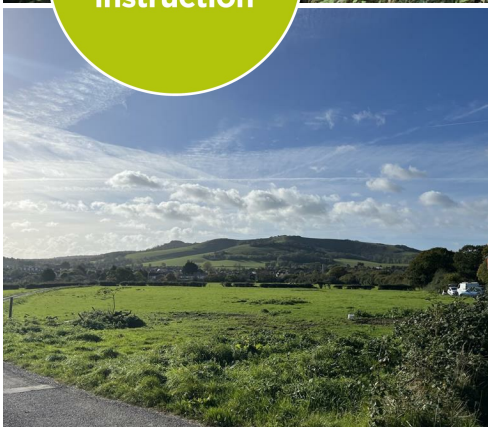
HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



new
instruction



Eastbourne Road, Eastbourne, BN20

| House | 4 Bedrooms

An extremely spacious former farm house with wrap around gardens, off road parking and views of The South Downs. The accommodation affords 4 double bedrooms and a second reception room/bedroom 5 downstairs; you will not be short of space. We have been advised by the landlord that there is some decoration works being done and a new kitchen being installed. Polegate High Street and train station are nearby with a range of shops, amenities and transport connections. This property is expected to be available mid November.

TO LET
£1,950 PCM

Location

The property is 1.2 Miles to Polegate Train Station and High Street with a range of shops and cafes. The location also offers easy accessibility onto the A22 & A27. Eastbourne Town Centre is approximately 4 miles away and is where you will find a shopping centre, beach, promenade and a range of places to eat.

Entrance Hallway

Tiled front porch leading into the entrance hallway with glazed door.

Dining Room

A bright room with dual aspect double glazed windows, wood effect flooring, radiator, and feature fireplace. Doors leading to kitchen and hallway.

Living Room

With high ceilings and plenty of character the living room has ample space with a double glazed window to front aspect, neutral carpet and feature fireplace. Radiators and a pendant light fitting.

Bedroom Five / Second Reception Room

At the back of the house downstairs is a room which is a great size and suitable for many uses. With wood effect flooring, a double glazed window to the side of the property overlooking part of the garden, a radiator and pendant light fitting.

Rear Porch

Tiled flooring throughout the rear porch, with ample space to store coats and shoes. Doors leading to the store room, WC and a door into the entrance hall.

Storage Rooms

A space in the rear lean too with tiled flooring and door to WC.

WC

Tiled floor with wall light, toilet and basin,

Kitchen

A great sized kitchen with double glazed window to the side of the property. A NEW KITCHEN IS BEING INSTALLED THEREFORE WE DO NOT HAVE A PHOTO CURRENTLY.

Utility Room

With space and plumbing for a washing machine. Secondary glazed window to the rear of the property. Floor mounted boiler.

WC

On the half landing there is a WC with vinyl flooring, light fitting and a secondary glazed window to the rear of the property.

First Floor Landing

Bedroom One

A large bright room with a double glazed window to the front aspect of the property. With 2 pendant light fittings and power sockets, fireplace and surround, built in wardrobe and neutral coloured carpet.

Bedroom Two

Double glazed dual aspect windows to the side and rear of the property. With built in wardrobe, neutral carpet, radiator, power sockets and pendant light fitting. The room also has a feature fireplace with surround.

Bedroom Three

With a double glazed window to the side of the property, neutral carpet, built in wardrobe with cupboard space above, power sockets and pendant light fitting

Bedroom Four

Neutral carpet with a feature fireplace, double glazed window to the front of the property, built in wardrobe with cupboard above, radiator, power sockets and pendant light fitting.

Bathroom

The family bathroom comprises of a 3 piece white suite including a panelled bath with over head shower, WC and pedestal hand basin. With vinyl flooring, double glazed window to the front and a heated towel rail.

Garden

The wrap around gardens are mainly laid to lawn with mature shrubs and trees plotted around the boundary.

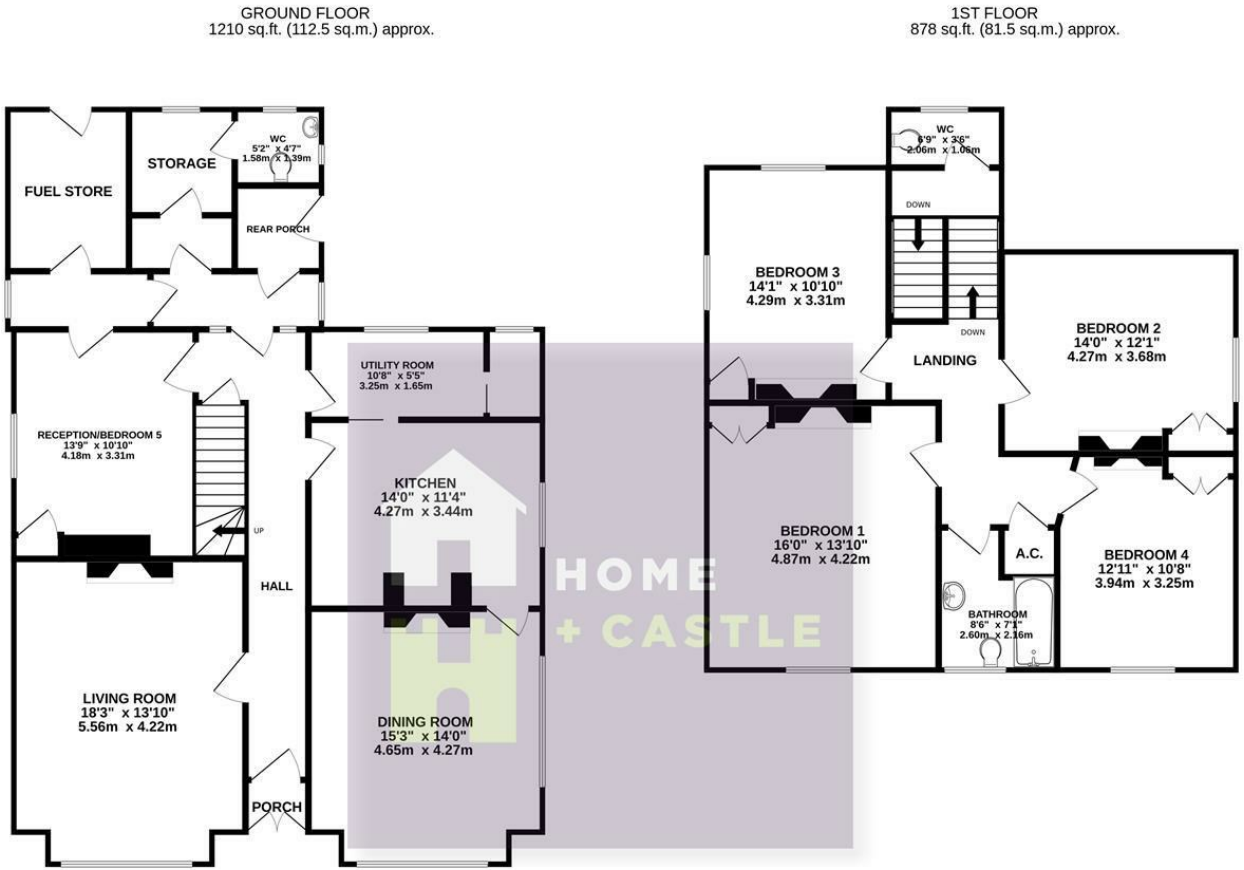
Additional information

Council Tax- Band F

EPC Rating: E

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



4/5 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 2088 sq.ft. (194.0 sq.m.) approx.

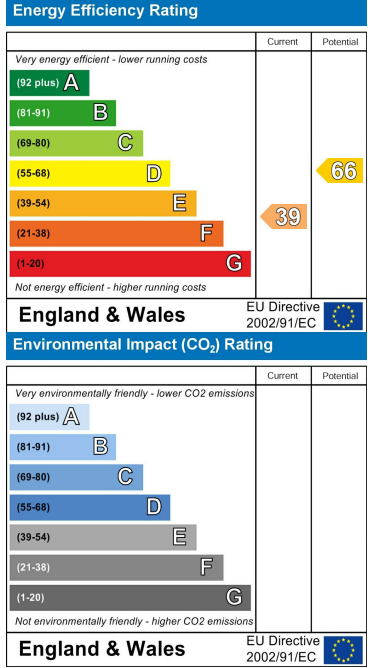
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025

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.