



20 Calverley Road, Eastbourne, BN21 4SR

Price Guide £485,000

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A SPACIOUS & BEAUTIFULLY PRESENTED RECENTLY CONSTRUCTED VICTORIAN STYLE TOWNHOUSE, SUPERBLY FITTED with EXCELLENT ATTENTION TO DETAIL being sympathetic to the period, with STUNNING ACCOMMODATION across THREE FLOORS. Including a wonderful DOUBLE RECEPTION, which is open to the WELL APPOINTED KITCHEN with a SEPARATE CLOAKROOM and access to the LANDSCAPED GARDEN, all to the ground floor. The upper floors are just as impressive with THREE DOUBLE BEDROOMS to include a LUXURY BATHROOM & EN-SUITE FACILITY. Offering excellent, VERSATILE accommodation in a lovely location and coming highly recommended by selling agents Hunt Frame.

Eastbourne's Little Chelsea is formed by the delightful Victorian enclave of properties close the Town Centre and the local shopping facility of Grove Road and South Street. Shopping facilities in Terminus Road and railway station are immediately accessible and the town has a wide range of sporting facilities.



ENTRANCE HALL

Composite and glazed entrance door with glass panel above, access into the hallway, part wall panelling, radiator, large storage cupboard, staircase to the first floor, doors off to the sitting room, kitchen and cloakroom, light oak effect laminate flooring, under the stairs storage cupboard.

SITTING AND DINING ROOMS

25'1 x 12'0 (7.65m x 3.66m)
Beautifully presented and dressed double reception room providing distinct seating and dining areas, access either from the hallway or kitchen area, large double glazed sash bay window to the front aspect with fitted shutters, matching flooring, numerous wall points, coving, open to the dining area, two radiators, UPVC double opening French doors giving access and overlooking the patio garden, open to the kitchen.

KITCHEN

13'0 x 8'11 (3.96m x 2.72m)
Delightful modern kitchen with an extensive range of floor standing and wall mounted cupboards with white gloss doors and drawers with 'J' line handles, complementary marble effect work surfaces, inset one and a half bowl sink unit with a swan neck mixer tap, large pan drawers, eye level double oven with adjacent integrated fridge/freezer, integral Bosch washing machine and dishwasher, five ring Neff induction hob with extractor unit over, Victorian style tiled splashbacks, recessed ceiling lighting, matching flooring, double glazed window to the rear aspect.

CLOAKROOM

Comprising of a low-level WC with concealed cistern, radiator, wash hand basin in set in a vanity unit with a cupboard beneath, complimentary laminate flooring.

FIRST FLOOR LANDING

Staircase rising to the second floor, double storage cupboard, doors off to bedrooms 2 & 3, dressing room and family bathroom.

BEDROOM 2

12'4 x 12'2 (3.76m x 3.71m)
UPVC double glazed window to the rear aspect, wood effect laminate flooring, radiator.

BEDROOM 3

12'3 x 9'0 (3.73m x 2.74m)
Feature wood panel wall, radiator, wood effect laminate flooring, UPVC double glazed windows overlooking the front aspect.

FAMILY BATHROOM

8'11 x 8'3 (2.72m x 2.51m)
Comprising of a bath with shower screen and twin head rainfall shower system, towel heater, Victorian style flooring, low-level WC with a concealed cistern, wash hand basin set in a vanity unit with a cupboard beneath, large mirror above, part tiling to walls, double glazed patterned sash window to the rear aspect, large cupboard concealing the wall mounted boiler, hot water tank and controls etc.

DRESSING ROOM

Extensive range of hanging, storage and shelving, wood effect laminate flooring, radiator, double electrical socket.

STAIRCASE TO THE SECOND FLOOR

Staircase rising to the second floor landing area with a double glazed window to the rear aspect, doors to the master bedroom.

MASTER BEDROOM

15'8 x 12'2 (4.78m x 3.71m)
Velux windows to the front elevation, wood effect flooring, feature wood panelling to one wall, radiator, door to the en-suite.

EN-SUITE

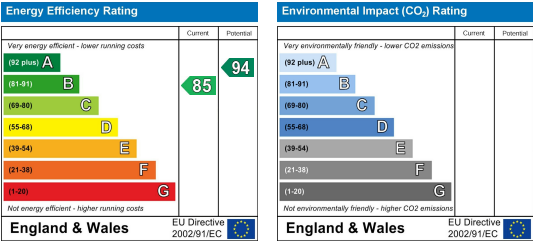
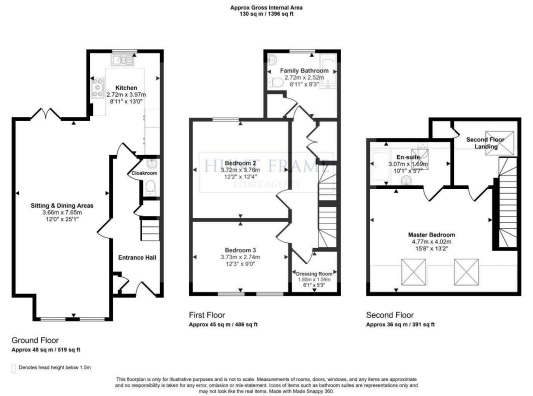
10'1 x 5'7 (3.07m x 1.70m)
Comprising of a large walk in shower cubicle with a shower unit, partly tiled walls, Victorian style flooring, WC and wash hand basin which is set in a vanity unit with cupboard and mirror above, towel heater, recessed ceiling lighting, extractor fan, double glazed window to the rear.

REAR GARDEN

Large courtyard style, walled paved patio garden, ensuring a good level of privacy.

FRONT GARDEN

Victorian style railings to the front with a dwarf brick wall, entrance door.



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