



An individually designed and very spacious two bedroom detached chalet bungalow located in the Upperton area of Eastbourne; close to town centre amenities. This well-maintained home comprises bright lounge/diner, refitted kitchen/breakfast room with a range of integrated appliances, ground floor bedroom and modern bathroom, unique twin hallways, large first floor bedroom with refitted en-suite bathroom. Additional features include driveway, integral garage, laundry room, double glazing gas central heating system and level low maintenance gardens with a good degree of seclusion.

**Price £530,000**  
**Tenure Freehold**



Lanterns, 1a Ashburnham Road, Upperton, Eastbourne, East Sussex, BN21 2HU



## Ground Floor

### **Entrance Hall**

Double glazed door to front. Airing cupboard. Radiator. Coving. Carpet flooring.

### **Side Hall**

Double glazed doors to front and rear. Stairs leading to first floor with understairs cupboard. Carpet flooring.

### **Lounge/Diner - 4.44m x 4.14m (14'7" x 13'7")**

Double glazed window to front. Electric fireplace. Carpet flooring. Two radiators.

### **Kitchen/Breakfast Room - 3.73m x 3.53m (12'3" x 11'7")**

Double glazed window to rear. Partially tiled walls and vinyl flooring. Radiator. Fully fitted with a range of modern white gloss wall and base units housing integral dishwasher, fridge, freezer, double electric oven and microwave. Grey work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob with fitted cooker hood.

### **Ground Floor Bedroom Two - 4.14m x 3.33m (13'7" x 10'11")**

Double glazed window to rear. Built in wardrobes. Carpet flooring. Radiator. Coving.

### **Ground Floor Bathroom**

Double glazed opaque window to front. Fully tiled walls and laminate flooring. Radiator and towel rail. Modern suite comprising of bath with mixer taps and shower over, wash hand basin set within vanity unit and W.C.

## First Floor

### **Landing**

Carpet flooring. Cupboard.

### **Bedroom One - 4.95m x 4.5m (16'3" x 14'9")**

Double glazed window to front. Built in wardrobes and eaves cupboards. Radiator. Carpet flooring. Door leading to en-suite.

### **En-Suite Bathroom**

Double glazed opaque window to side. Fully tiled walls and laminate flooring. Built in deep cupboard. Radiator. Modern suite comprising of bath with mixer taps and shower attachment, wash hand basin set within vanity unit and W.C.

## Outside

### **Front Garden**

Paved. Wall and railings surround.

### **Driveway**

Gated off road parking.

### **Garage - 6.76m x 2.54m (22'2" x 8'4")**

Up & over door. Power and light.

### **Laundry Room - 2.69m x 1.24m (8'10" x 4'1")**

Double glazed window to rear and glazed door to side. Worcester boiler. Fitted with a range of wall units with space and plumbing for washing machine and tumble dryer. Work surfaces with inset stainless steel sink.

### **Rear Garden**

Patio with flower beds and borders. Walled with gated side access.

**Council Tax** Band D with Eastbourne Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## **Utilities**

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains**

**Electricity Mains**

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



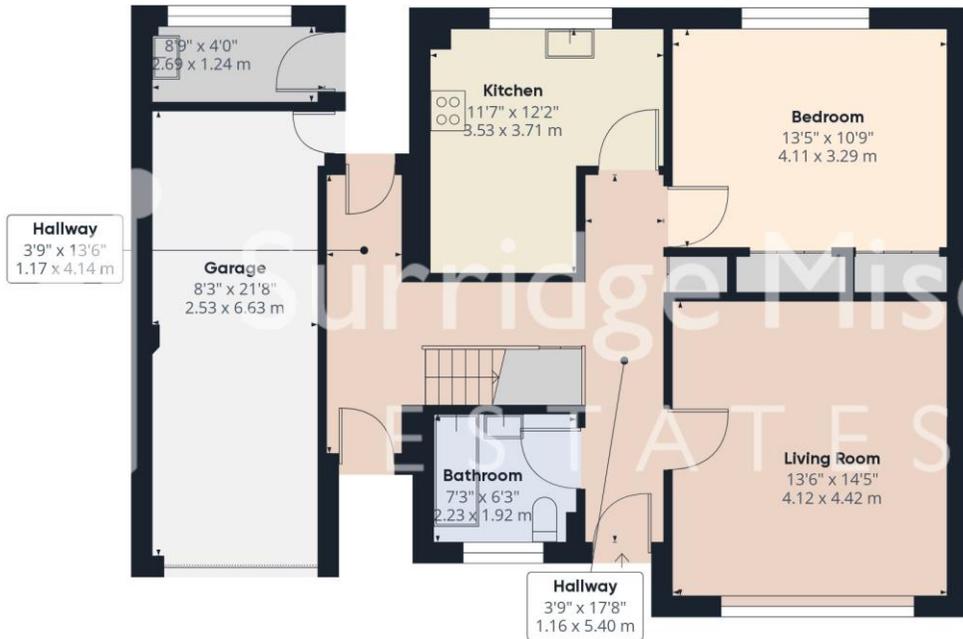
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1209.57 ft<sup>2</sup>  
112.37 m<sup>2</sup>

**Reduced headroom**

11.55 ft<sup>2</sup>  
1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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