



Welcome to this charming detached house, located in the heart of Old Town, Eastbourne. Upon entering, you will be greeted by a beautiful open plan kitchen/dining room, ideal for entertaining friends and family. The bay fronted lounge offers sea and Downland views, creating a peaceful and tranquil atmosphere. The property boasts three double bedrooms, ensuring ample space for a growing family. In addition, there is a lovely hallway with a half galleried landing, providing a touch of elegance to the home. There is a garage plus landscaped gardens to enjoy both front and rear. Nearby, you'll find access to the South Downs National Park just at the end of the road, perfect for outdoor adventures. The property also benefits from being on a bus route into town, with a wide choice of good local schools catering to all ages. Fully modernised and in excellent condition, this property offers a comfortable and stylish living space for any discerning family.

**Guide Price £450,000 to £460,000**  
**Tenure Freehold**



14 Osborne Road, Old Town, Eastbourne, East Sussex, BN20 8JL

### Entrance Porch

Twin double glazed doors to front. Tiled flooring.

### Hallway

Double glazed door to front. Two double glazed windows to side. Stairs leading to first floor with cupboard under. Radiator.

### Living Room - 4.09m x 3.89m (13'5" x 12'9")

Double aspect room with double glazed bay window to front and double glazed window to side. Fireplace recess. Picture rail. Radiator.

### Kitchen/Dining Room - 6.22m x 4.65m (20'5" x 15'3")

Double aspect room with two double glazed windows to rear and double glazed door to rear garden, with double glazed door to side. Inset spotlights. Radiator. Fireplace. Fully fitted with a range of contemporary two tone grey wall and base units housing integral dishwasher, fridge/freezer and drinks fridge, with space and plumbing for washing machine. Built in eye level double electric oven. Light stone work surfaces with inset stainless steel sink and drainer unit and 4 burner gas hob with fitted cooker hood. Feature island/breakfast bar.

### Ground Floor Shower Room/WC

Opaque double glazed window to side. Heated towel rail. Laminate flooring and partially tiled walls. Extractor fan. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and low level flush WC.

### First Floor Landing

Double glazed window to side. Linen cupboard. Loft access.

### Bedroom One - 3.96m x 3.58m (13'0" x 11'9")

Double aspect room with double glazed windows to front and side. Picture rail. Radiator. Coved ceiling.

### Bedroom Two - 3.89m x 3.48m (12'9" x 11'5")

Double glazed window to rear. Picture rail. Radiator. Coved ceiling.

### Bedroom Three - 3.18m x 2.64m (10'5" x 8'8")

Double glazed window to rear. Built-in cupboard. Picture rail. Radiator. Coved ceiling.

### Bathroom

Opaque double glazed window to side. Tiled flooring and partially tiled walls. Inset spotlights. Heated towel rail. Coved ceiling. Extractor fan, White suite comprising bath with shower over and fitted glass screen, wash hand basin set within vanity unit and low level flush WC.

### Garage

Up & over door.

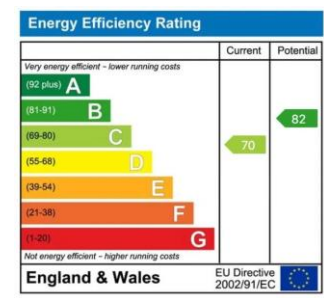
### Front Garden

Landscaped with wood chips and raised bed and attractive paving. Side access. Storage shed to side of the house.

### Rear Garden

Arranged in three tiers, with a patio area, paved steps, lawn and sun deck. Timber fencing surrounds.

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



### 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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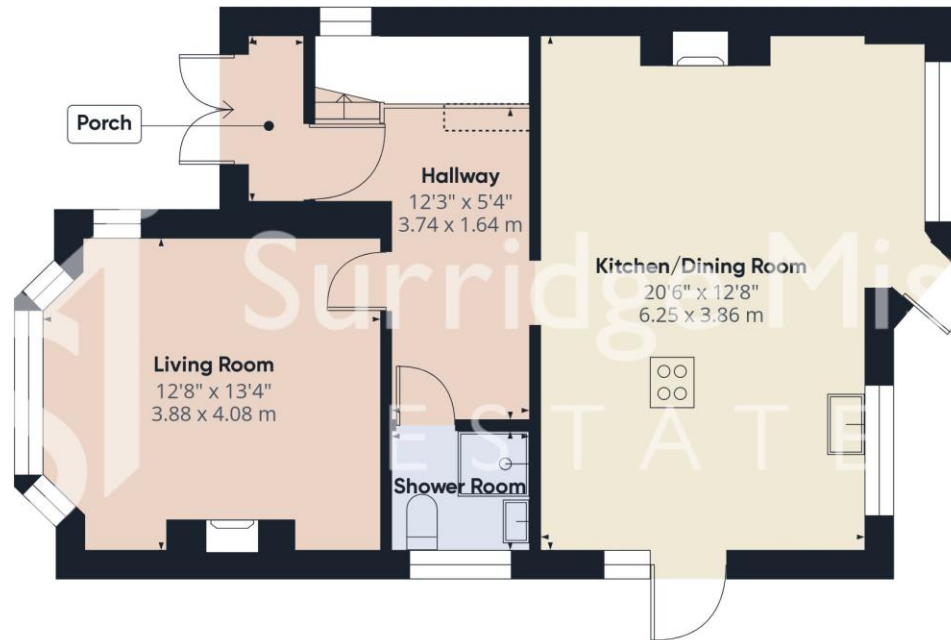
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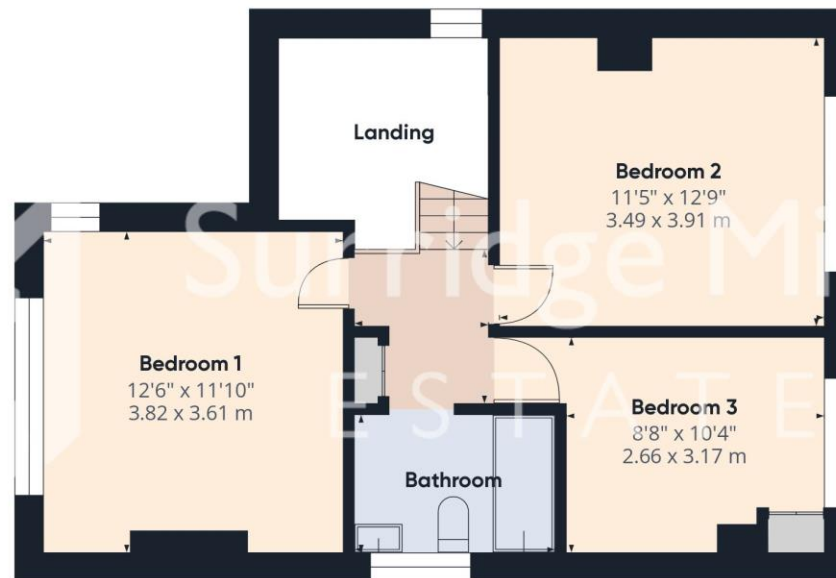
66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438





Floor 0



Floor 1



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

1060.01 ft<sup>2</sup>

98.48 m<sup>2</sup>

**Reduced headroom**

2.97 ft<sup>2</sup>

0.28 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

