



A rarely available detached 4 bedroom family home on highly sought after Decoy Drive in Eastbourne. What an opportunity, the home has been extensively improved through our sellers ownership and provides a superbly presented property with thoughtful extensions and a quite stunning set of gardens. Viewing will be essential to be able to fully appreciate what the home has to offer. The position of the home is one of its many features, being within view of Hampden Park, and having the amenities of the village within close proximity. These include, shopping facilities for both local and national brands, schools for all ages and mainline railway station providing direct routes to London Victoria, Gatwick, Brighton and Hastings. The location is also well served by bus routes allowing for easy access to Eastbourne Town Centre. Benefits to the home include double glazing and modern gas central heating system throughout with HIVE system fitted. A modern and open plan aspect to some of the principle rooms of the house provide a modern way of living with sociable and spacious areas created both inside and outside with the finish to the home being shown off to a high standard with Oak and glass internal doors and quality flooring. The accommodation on offer comprises of large entrance porch leading to the open plan dining area. The kitchen leads from this space and is modern and well equipped with large central island unit open to the family room and looking out to the garden. There is also a useful utility room and ground floor W.C plus the separate living room which is double aspect and enjoys its outlook over the front garden. On the first floor are three good sized bedrooms, and a modern updated family shower room whilst the second floor has a large bedroom with built in wardrobes and luxury bathroom. The gardens are a particular feature of this home, being landscaped with much care and attention being paid to creating well stocked borders with an abundance of mature planting, trees and vegetable and fruit patches, it is a masterclass in how to create 'rooms' to enjoy within your outside space. On a practical level there is a single detached garage with power and light and a front garden offering screening and privacy whilst the driveway allows for ample parking off road. We would be delighted to be able to show any prospective buyers this property and feel it will offer a great chance for families to enjoy the space and location with such easy access to schools, transport links and local amenities whilst also allowing for anyone wanting to downsize, but not too much as we so often hear.

Guide Price £725,000-£740,000

Tenure Freehold | Council Tax Band- F



11 Decoy Drive, Eastbourne, BN22 0AB

Entrance Porch - 2.21m x 2.18m (7'3" x 7'2")- Double glazed door to side, and double glazed windows to front and side. Laminated wood flooring. Built in storage. Glazed oak internal door leading to study area.

Dining and Study - 3.3m x 2.82m (10'10" x 9'3")- Double aspect with double glazed window to front and double glazed opaque window to side. Engineered oak flooring. Ladder radiator. Coved ceiling. Telephone point and TV point. Stairs leading to first floor.

Lounge - 5.44m x 4.14m (17'10" x 13'7")- Double aspect with double glazed window to front and two double glazed opaque windows to side. Engineered oak flooring. Two radiators. Coved ceiling. Feature gas fireplace.

Kitchen/Dining/Family Room - 5.94m x 5.44m (19'6" x 17'10")- Double aspect with double glazed window to side and two sets of patio doors leading to rear garden. Engineered oak flooring. Two ladder radiators. Coved ceiling. Modern kitchen fully fitted with a range of wall and base units housing integral Bosch dishwasher and eye level electric oven. Space for large fridge/freezer. Feature island with storage below. Granite work surfaces with feature tiled splashbacks, and inset stainless steel sink and drainer unit and 4 burner gas hob with fitted cooker hood.

Utility Room- Double glazed opaque window to side. Sliding oak glazed door from kitchen. Laminate flooring. Coved ceiling. Wall mounted Worcester boiler and Hive heating system. Fully fitted with a range of wall and base units with space and plumbing for washing machine. Work surfaces with inset stainless steel sink unit.

Cloakroom- Double glazed opaque window to side. Tiled flooring and fully tiled walls. Coved ceiling. Towel rail. Wash hand basin and W.C.

First Floor Landing- Double glazed opaque window to side. Feature glass and oak staircase. Carpeted. Contemporary radiator. Picture rail.

Bedroom Three - 4.17m x 2.9m (13'8" x 9'6")- Two double glazed windows to rear. Built in wardrobes. Laminated wood flooring. Ladder radiator.

Shower Room- Double glazed opaque window to rear. Tiled flooring and fully tiled walls. Inset spotlights. Extractor fan. Towel rail. Coved ceiling. Modern suite comprising of walk in shower cubicle, wash hand basin set within vanity unit and W.C. with concealed cistern.

Bedroom Two - 4.6m x 3.4m (15'1" x 11'2")- Double glazed window to front. Built in wardrobes. Laminated wood flooring. Radiator.

Bedroom Four - 3.07m x 2.34m (10'1" x 7'8")- Double glazed window to front. Built in cupboard. Carpeted. Radiator.

Second Floor Landing- Carpeted.

Bedroom One - 4.55m x 2.82m (14'11" x 9'3")- Double glazed window to rear. Built in wardrobes. Laminated wood flooring. Radiator.

Bathroom- Double glazed opaque window to rear. Partially tiled walls and laminate flooring. Built in eaves cupboard. Extractor fan. Shaver point. Towel rail. Modern suite comprising of bath with mixer taps and handheld shower attachment plus shower over, wash hand basin set within vanity unit and W.C.

Driveway- Driveway providing ample off road parking.

Garage - 5.89m x 3.02m (19'4" x 9'11")- Single garage with up & over door. Glazed personal door to side and double glazed window to rear. Power and light. Pitched roof.

Front Garden- Shingle area with mature trees, shrubs, flower beds and borders.

Rear Garden- Large rear garden being mainly laid to lawn with patio areas. Fish pond. Plenty of mature trees, shrubs, flower beds and borders. Outside tap. Fencing surrounds with gated side access and further double gated access to garage.

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

ENERGY RATING TBC

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.gov.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.



01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1756.89 ft²
163.22 m²

Reduced headroom

9.85 ft²
0.92 m²

(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 are based on RICS IPMS 3C standard.

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