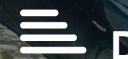




11 Ashburnham Road  
Eastbourne, BN21 2HX

£800,000



# 11 Ashburnham Road

Eastbourne, BN21 2HX

Phil Hall Estate Agents is delighted to bring to the market this remarkable spacious detached family home set in a popular and sought after location with convenient access to local schools, town centre and other local amenities.

Upon entering the property you approach the front porch which leads into a welcoming entrance hall with access to the ground floor accommodation including a ground floor cloakroom and sweeping stairs leading to the first floor landing.

The spacious living room is front facing with a feature fireplace and surround and a double glazed bay window to the front allowing a lot of natural light into the room. The generous separate dining room offers plenty of space for anyone who loves entertaining and has access to the garden room with fantastic views over the rear garden. Just off the dining room is an additional study/games room with double glazed door to the rear garden.

The stunning kitchen/breakfast room is fitted with a comprehensive range of wall mounted and matching base units with work surface over. It comes complete with a single drainer sink unit with mixer taps, built in waist level electric oven and four ring electric hob with extractor hood over. Other kitchen appliances built in is the microwave, integrated fridge and freezer, dishwasher and space for freestanding washing machine.

Leading up the stairs to the first floor landing are the four bedrooms and family shower room. The impressive master bedroom is front facing and leads into the separate dressing room with a selection of floor to ceiling wardrobes and access into the ensuite shower room. Bedroom two benefits from views over the rear garden, bedroom three is fitted with a selection of storage and wardrobes and bedroom four is front facing. The shower room is fitted in a modern three piece suite.

To the front is a driveway leading to a single garage and to the rear is an impressive rear garden with a paved patio area adjoining the property leading to lawn with borders.





Entrance Porch  
7'01 x 3'04 (2.16m x 1.02m)

Entrance Hall

Ground Floor Cloakroom  
4'05 x 2'06 (1.35m x 0.76m)

Living Room  
13'10 max x 12'11 (4.22m max x 3.94m)

Dining Room  
14'10 x 11'05 (4.52m x 3.48m)

Study / Games Room  
9'11 x 9'04 (3.02m x 2.84m)

Kitchen/Breakfast Room  
15'07 x 9'06 (4.75m x 2.90m)

Garden Room  
10'05 x 4'06 (3.18m x 1.37m)

First Floor Landing

Bedroom One  
18'01 into bay x 11'10 (5.51m into bay x 3.61m)

Dressing Room  
13'05 x 7'03 (4.09m x 2.21m)

Ensuite Shower Room  
9'03 x 5'05 (2.82m x 1.65m)

Bedroom Two  
14'11 x 11'05 (4.55m x 3.48m)

Bedroom Three  
9'07 x 9'05 (2.92m x 2.87m)

Bedroom Four  
9'02 x 8'04 (2.79m x 2.54m)

Family Shower Room  
8'08 x 6'06 (2.64m x 1.98m)

Outside

Garage  
19'00 x 9'05 (5.79m x 2.87m)



## Floor Plan



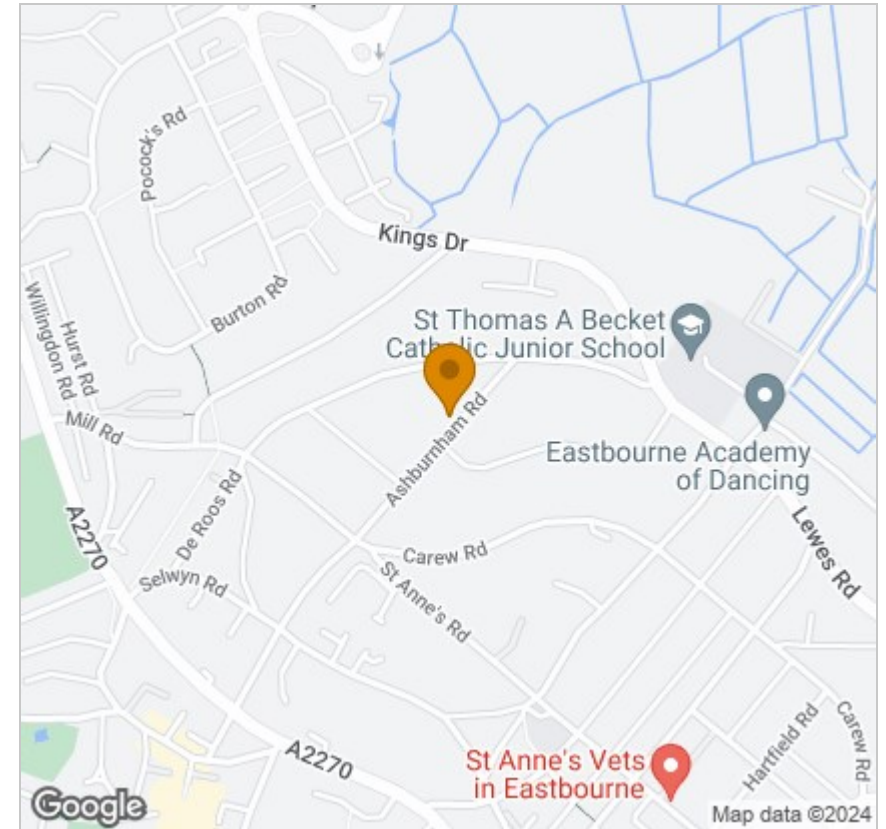
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

