



Nevill Avenue, Eastbourne BN22 9PT



welcome to

Nevill Avenue, Eastbourne

A most impressive and substantially spacious FIVE BEDROOM detached period residence set within wonderfully established private gardens in this exclusive residential location.



Entrance Porch

Double glazed windows and entrance door. Parquet floor. Inner sliding glass door opening to;

Entrance Hall

Spacious entrance hall and reception area with original features. Built in under-stairs store cupboard. Radiator.

Dual Aspect Sitting Room

22' 1" Max x 11' 11" Max (6.73m Max x 3.63m Max)
Double glazed bay windows enjoying wonderful garden aspect. Open feature brick fireplace. Radiators. Television point. Double doors leading to garden terrace.

Dual Aspect Dining Room

13' 10" In to bay x 12' 9" (4.22m In to bay x 3.89m)
Double glazed bay window with views over front garden aspect. Double glazed doors to the front leading to patio. Open fireplace. Radiators.

Breakfast Room

20' 3" In to bay x 10' (6.17m In to bay x 3.05m)
Double glazed bay window with views over front gardens. Coal effect gas fireplace. Television point. Radiator.

Study Room

10' 8" x 8' 8" (3.25m x 2.64m)
Double glazed bay window to the rear aspect with views over rear gardens. Radiator.

Kitchen

13' 8" x 10' 1" (4.17m x 3.07m)
Fitted kitchen with a range of wall and base units with worktop incorporating an inset single stainless steel sink and drainer unit, four ring gas hob with extractor above, built in Bosch double oven and microwave above, integrated dishwasher. Range of matching wall cupboards with concealed lighting, inset downlights, wall mounted Glow Worm gas fired boiler, deep walk-in shelved pantry housing gas and electric meters, double glazed door opening to

Utility Room

10' 5" x 5' 11" (3.17m x 1.80m)
Fitted wall cupboards with worktop space incorporating an inset single drainer stainless steel sink unit, space and plumbing for washing machine and tumbler dryer, double glazed door to front garden and further door to pathway and rear garden.

Downstairs Bathroom

Tiled suite comprising panelled bath with mixer taps and over head shower attachment, pedestal wash hand basin, low level w.c, radiator, window to the side aspect.

First Floor Landing

Stairs rising from ground floor to first floor landing. Built in shelved airing cupboard housing hot water cylinder. Loft access.

Bedroom 1

14' x 11' 11" (4.27m x 3.63m)
Double glazed bay window to the rear aspect enjoying views over the gardens and the South Downs. Radiator. Freestanding Wash hand basin. Archway opening to;

Dressing Room

11' 4" x 7' 11" (3.45m x 2.41m)
Range of fitted wardrobes and matching drawers. Double glazed window. Radiator.

Bedroom 2

14' x 10' 2" (4.27m x 3.10m)
Double glazed window to the front aspect. Radiator, Television point. Built in wardrobe.

Bedroom 3

14' x 11' 9" (4.27m x 3.58m)
Double glazed bay window to the side aspect. Double wardrobe. Cupboard. Radiator. Double glazed window to the front.

Bedroom 4

10' 4" x 9' 7" (3.15m x 2.92m)

Double glazed window to the rear aspect. Radiator. Wash hand basin.

Bedroom 5

7' 10" x 5' 9" (2.39m x 1.75m)
Double glazed bay window to the side aspect. Radiator.

Bathroom

Partly tiled suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, radiator, inset downlights and window to the side aspect.

Seperate Cloakroom

Comprising low level W.C and window to the side aspect.

Garage

Accessed to the front of the property with up and over door, water supply and personal door to the side.

Front Garden

Vehicle access from Brand Road with private driveway providing off road parking and access to the Garage. Pathway at the side leads to secluded mature gardens to the front with mostly laid to lawn areas with mature shrub borders, patio seating area and side access to utility room.

Rear Garden

Extensive mature Westerly facing lawned rear garden of generous size with various plant and shrub borders, well defined boundaries secured with a fence and wall surround, flowerbeds, large full width paved seating area accessed from sitting room with steps leading down.



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welcome to

Nevill Avenue, Eastbourne

- Substantial detached residence
- Five bedrooms
- Four reception rooms
- Downstairs and upstairs bathroom
- Garage and Parking

Tenure: Freehold EPC Rating: E

offers in the region of

£725,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN114113 - 0008

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