



Decoy Drive, Eastbourne BN22 0AD

welcome to

Decoy Drive, Eastbourne

Fox and Sons are delighted to present to the market this four-bedroom detached house that benefits many original features, which include four double bedrooms, kitchen, lounge, dining room, downstairs cloakroom, bathroom, partly converted loft space, garage, and off-road parking.



Entrance Porch

Window to the front and side aspect. Door to the front aspect.

Entrance Hall

Double glazed window to the side aspect. Radiator. Archway leading to:

Inner Hall

Under stairs storage cupboard. Period radiator. Wide stairway to first floor.

Lounge

15' 5" into recess x 16' 8" into recess (4.70m into recess x 5.08m into recess)
Double glazed window to the front and rear aspect. Feature gas fire place. Radiator. Door leading to:

Upvc Conservatory

14' 2" plus recess x 12' 6" (4.32m plus recess x 3.81m)
Double glazed window to the rear and side aspect. Double glazed french doors to the side aspect leading to patio. Fan and ceiling light.

Dining Room

14' x 14' 6" into bay (4.27m x 4.42m into bay)
Double-glazed bay window to the front aspect. Feature fireplace. Period Radiator.

Kitchen

15' 8" max x 10' 11" into recess (4.78m max x 3.33m into recess)
Recently fitted kitchen with cream shaker style range of wall and base units with American walnut wood work tops incorporating a sink and drainer unit. Rangemaster oven and hob with extractor fan above. Dark oak laminate flooring. Integral fridge / freezer and dishwasher. Original service bells. Double glazed window to the side aspect. Double glazed french doors leading to the garden. Radiator.

Utility Room

6' 11" x 7' (2.11m x 2.13m)
A range of wall and base units with American walnut wood worktop incorporating a sink and drainer unit. Space and plumbing for washing machine. Double glazed window and door to the side aspect.

Downstairs Cloakroom

Double glazed window to the side aspect. Wash hand basin. Low level W.C. Heated towel rail.

First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the side aspect. Loft access.

Bedroom 1

16' 7" into bay x 11' 10" (5.05m into bay x 3.61m)
Double glazed bay window to the rear aspect. Fitted range of double wardrobes with mirror. Period Radiator. Wash hand basin.

Bedroom 2

14' 6" into bay x 14' max (4.42m into bay x 4.27m max)
Double glazed bay window to the front aspect overlooking Hampden Park. Fitted range of double wardrobes. Period Radiator. Wash hand basin.

Bedroom 3

10' 11" plus bay x 11' 8" max (3.33m plus bay x 3.56m max)
Double glazed bay window to the rear aspect. Fitted wardrobes. Period radiator. Wash hand basin.

Bedroom 4

10' 7" plus bay x 9' 7" (3.23m plus bay x 2.92m)
Double glazed bay window to the front aspect. Fitted wardrobes. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Walk-in shower cubicle with overhead shower attachment. Low level W.C. Wash hand basin. Airing cupboard. Radiator. Double glazed window to the side aspect.

Loft Space

Partly converted loft space with a drop down ladder.

Rear Garden

Seating area which leads to an area mostly laid to lawn with vegetable patches, garden shed, greenhouse, pond, mature trees and shrubs, outside tap, side access to the front of the property.

Roof

Solar panels on the west elevation of the property.

Garage

Up and over door. Power and lighting. Double glazed window to the rear aspect. Door to the side.

Off Road Parking

Off road parking for multiple vehicles.



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welcome to

Decoy Drive, Eastbourne

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- OFF STREET PARKING AND GARAGE
- APPROXIMATELY 100 FT GARDEN
- PARTLY CONVERTED LOFT SPACE

Tenure: Freehold EPC Rating: D

offers in excess of

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN117615 - 0006

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