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Whinfell, 25 Upper Carlisle Road, Meads, Eastbourne, East Sussex, BN20 7TN
Guide Price £1,100,000 Freehold

A rare opportunity arises to acquire this INDIVIDUAL DETACHED HOME WITH SEPARATE DETACHED ANNEXE located in one of Eastbourne's most sought after roads. The property is considered to provide versatile accommodation and is offered to the market Chain Free. Features include a split level sitting room/dining room, kitchen/breakfast room, ground floor bedroom 4/optional study and a ground floor shower room. There are three first floor bedrooms - the principal bedroom having an ensuite and southerly facing balcony. Outside there are spacious corner plot gardens of approximately 0.47 of an acre, which enjoy a southerly aspect to the rear and feature various mature trees and shrubs offering a good degree of privacy. The gardens front onto both Upper Carlisle Road and Salisbury Road and both road frontages have driveway access. Within the gardens there is a detached one bedroomed annexe and detached studio.



The property is located in the desirable Upper Carlisle Road within the highly sought after Meads area. The South Downs National Park where numerous scenic walks can be enjoyed is within walking distance and local shops in Meads village are approximately half a mile distant. Meads elegant seafront is approximately one mile distant whilst Eastbourne's town centre and mainline railway station is approximately two miles distant.

*** INDIVIDUAL DETACHED HOME IN ONE OF EASTBOURNE'S MOST SOUGHT AFTER ROADS * SPACIOUS CORNER PLOT GARDENS OF APPROXIMATELY 0.47 OF AN ACRE * DETACHED ONE BEDROOMED ANNEXE * STUDIO WITHIN REAR GARDEN * SPLIT LEVEL SITTING ROOM/DINING ROOM * KITCHEN/BREAKFAST ROOM * GROUND FLOOR BEDROOM 4/OPTIONAL STUDY * GROUND FLOOR SHOWER ROOM * PRINCIPAL BEDROOM WITH SOUTHERLY FACING BALCONY AND EN-SUITE * FAMILY BATHROOM * DRIVEWAY PARKING * VERSATILE ACCOMMODATION WITH MUCH POTENTIAL * CHAIN FREE * VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Covered open walkway leading to front door, opening to:

Entrance Hall

Tiled floor, wide window to front, radiator, built-in shelved cupboard housing electric meter.

Cloakroom

Low level wc, wall mounted wash hand basin, radiator.

Split Level Sitting Room/Dining Room

31' max x 14'11 max (9.45m max x 4.55m max)

(14'11 max reducing to 11'6 in dining area)

Feature spacious split level room with outlook to rear, dining area having radiator and built-in planters with steps down to sitting room area having fireplace, radiator, downlighters, door opening to conservatory.

Conservatory

15'8 max x 5'11 (4.78m max x 1.80m)

(5'11 including depth of chimney breast).

Fireplace, Polycarbonate roof, power and light, door to garden.

Kitchen/Breakfast Room

16'8 max x 11'6 max (5.08m max x 3.51m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel one and a half bowl sink unit, work surface with base units below, wall mounted cupboards, Candy under counter electric oven, four burner gas hob with extractor fan over, two radiators, walk-in shelved cupboard having light and central heating programmer. Opening to utility area.

Utility Area

13' max x 4'10 (3.96m max x 1.47m)

Worcester wall mounted gas fired boiler, storage cupboard and adjacent base unit, space and plumbing for washing machine, small built-in cupboard, walk-in pantry cupboard with light and shelving.

Ground Floor Bedroom 4/Optional Study

11'10 + recess x 8'4 max (3.61m + recess x 2.54m max)

Built-in wardrobe cupboard, recess with shelving, radiator, outlook to rear.

Ground Floor Shower Room

Spacious corner shower cubicle with rainhead style shower unit, pedestal wash hand basin, low level wc, towel rail, light with shaver point.

Stairs rising from hall to:

First Floor Landing

Feature wide window to front, radiator, loft hatch to roof space with loft ladder and light.

Bedroom 1

17' max x 14'2 max (5.18m max x 4.32m max)

(17' reducing to 11'3)

Maximum measurements exclude door recess. Two built-in wardrobe cupboards, radiator, outlook to rear with door opening to balcony.

Balcony

16'3 x 4'6 (4.95m x 1.37m)

Enjoying a southerly aspect overlooking rear garden.

En-Suite bathroom

Shaped bath with shower screen and triton shower unit over, pedestal wash hand basin, low level wc, part tiled walls, radiator/towel rail, window to side.

Bedroom 2

11'6 x 10'2 (3.51m x 3.10m)

(Measurements include depth of fitted shelving).

Range of fitted display shelving, recess with wash hand basin and cabinet below, shaver point, double built-in wardrobe cupboard, radiator, outlook to rear.

Bedroom 3

12'7 x 9'3 (3.84m x 2.82m)

(9'3 extending to 11'6 max in door recess)

Built-in double wardrobe cupboard, airing cupboard housing cylinder and shelving, wash hand basin, radiator, outlook to rear.

Bathroom

Bath, separate shower with curtain, wash hand basin with cabinet below, low level wc, radiator, towel rail, built-in shelved cupboard, window to side.

Covered walk-way from front door leading to:

DETACHED ANNEXE

Understood to be former garage. Front door opening to:

Entrance Area

Radiator, opening to:

Living Room Open Plan To Kitchen

21'8 max x 7'11 max (6.60m max x 2.41m max)

(7'11 max reducing to 6'10 in kitchen area)

Maximum overall measurements provided include depth of fitted units, Two radiators, built-in cloaks/storage cupboard, central heating thermostat.

Kitchen Area

Single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space for fridge freezer, Candy under counter electric oven, Candy four burner gas hob with extractor fan over, Baxi wall mounted gas fired boiler, central heating programmer, window to rear.

Patio door from living area to conservatory.

Conservatory

11'7 x 7'11 (3.53m x 2.41m)

Polycarbonate style roof, power and light, doors opening to garden.

Bedroom

8'7 x 8'4 (2.62m x 2.54m)

Built-in wardrobe cupboard, airing cupboard housing cylinder, radiator, outlook to front.

Shower Room

Tiled corner shower cubicle, pedestal wash hand basin, low level wc, light and shaver point, window to front.

Outside

Gardens

The corner plot gardens are considered to be a feature of the property having a road frontage onto both Upper Carlisle Road and Salisbury Road. The gardens extended to approximately 0.47 of an acre with the rear garden area enjoying a southerly aspect. There are many mature trees and shrubs which offer a good degree of privacy and there are two driveway access points to the front of the property from Upper Carlisle Road and a further driveway access to the far end of the garden from Salisbury Road. Within the rear garden there is a detached studio.

DETACHED STUDIO

22'7 max x 22'5 max reducing to 18'2 (6.88m max x 6.83m max reducing to 5.54m)

Understood to be a former garage but has been used as an art studio, sink unit, walk-in storage cupboard with shelving, downlighters, pitched roof with Velux windows to rear, window and door access to rear, window and door to front and a garage door to front. Outside to the front of the studio area are double gates providing access from Salisbury Road.

COUNCIL TAX BAND:

The main house Whinfell, 25 Upper Carlisle Road has its own council tax band (Band 'G' - Eastbourne Borough Council - currently £4,027.42 until March 2025) and the Annexe 25, Upper Carlisle Road has its own council tax band (Band 'A' Eastbourne Borough Council - currently £1,610.97 until March 2025).

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

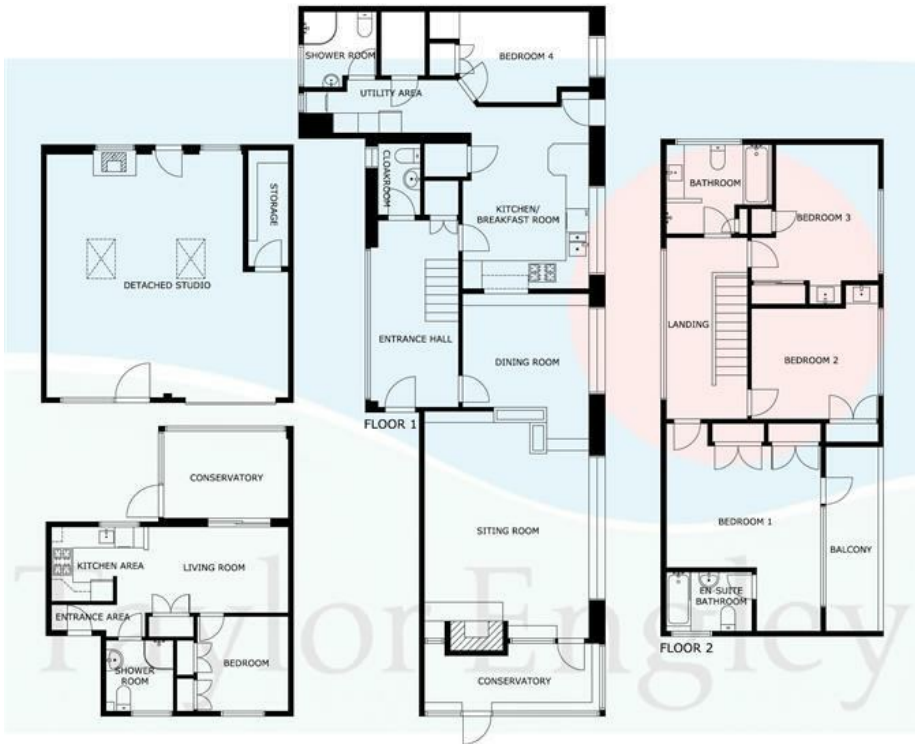
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLY.

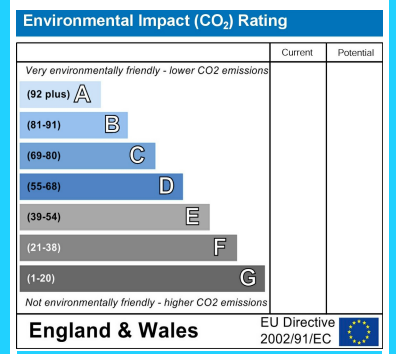
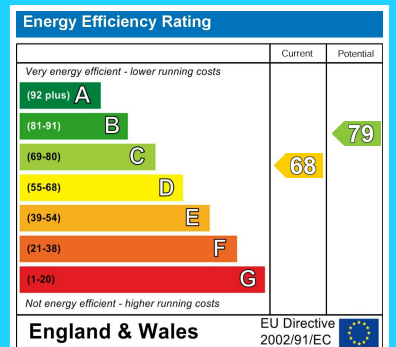
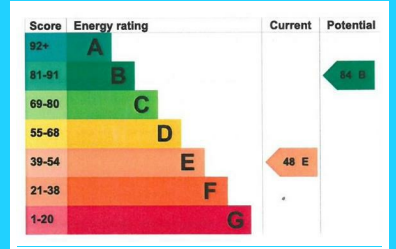
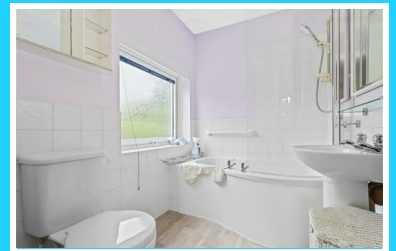
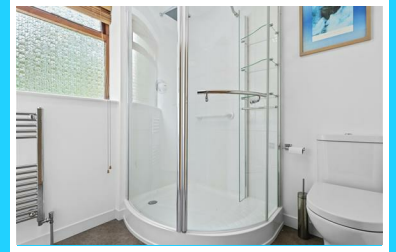








GROSS INTERNAL AREA
TOTAL: 2,128 sq ft
FLOOR 1: 1,242 sq ft FLOOR 2: 886 sq ft
EXCLUDED AREAS: ANNEXE: 439 sq ft, STUDIO: 514 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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