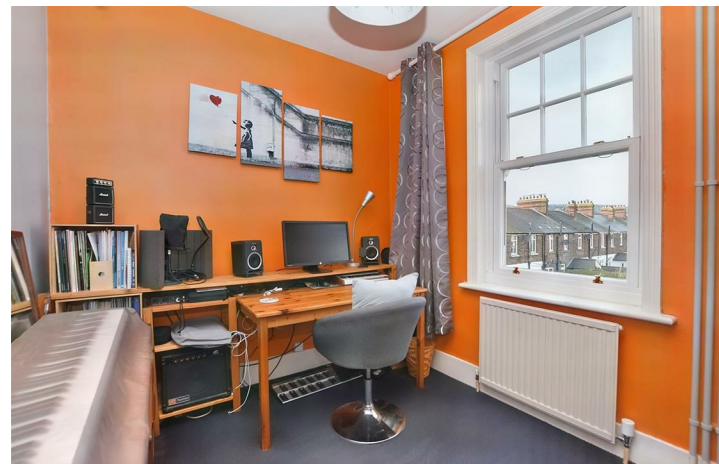


26 Vicarage Drive, Eastbourne,  
BN20 8AR

Freehold

£549,950



4 Bedroom 2 Reception 2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.



TOWN PROPERTY



01323 412200

Freehold

4 Bedroom 2 Reception 2 Bathroom

£549,950



26 Vicarage Drive, Eastbourne, BN20 8AR

Enviably located in the heart of Summerdown, this attractive Period home is semi detached and arranged with four generous bedrooms and two spacious receptions that include an open fire and a wood burner respectively. With part brick and part tiled elevations, this lovely home retains many character features including exposed wooden floors, stained glass windows and half landings. The well appointed kitchen/breakfast room has a stable door that opens onto delightful walled gardens which are laid to lawn, decking and patio. The property is further enhanced with a ground floor shower room/wc and a first floor WC and second floor bathroom. Presented to a high standard of decoration throughout, Gildredge House school, the Manor Park Gardens and Waitrose can all be found within close walking distance whilst the town centre shops and mainline railways station are approximately one mile distant.

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26 Vicarage Drive, Eastbourne, BN20 8AR

**£549,950****Main Features**

- Character Semi Detached House
- 4 Bedrooms
- Ground Floor Shower Room/WC
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Bathroom & Separate WC
- Attractive Walled Gardens

Entrance  
Private front door to-

Entrance Vestibule  
Stained and leaded light glazed inner door to-

Entrance Hallway  
Radiator. Understairs cupboard. Exposed wooden flooring (painted).

Ground Floor Shower Room/WC  
Fully tiled shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Sitting Room  
13'1 x 12'0 (3.99m x 3.66m)  
Radiator. Inset open fireplace with hearth. Exposed wooden flooring (painted). Double glazed window to front aspect.

Dining Room  
13'3 x 11'10 (4.04m x 3.61m)  
Radiator. Fireplace with inset wood burner and hearth. Exposed wooden flooring (painted). Double glazed window to rear aspect.

Kitchen/Breakfast Room  
19'4 x 9'7 (5.89m x 2.92m)  
Range of units comprising of bowl and a half single drainer ceramic sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Space for range cooker with extractor above. Space for fridge freezer. Range of wall mounted units. Airing cupboard and shelving. Cupboard housing space and plumbing for washing machine. Ceramic tiled flooring. Radiator. Double glazed window to side aspect. Stable door to rear.

Stairs from Ground to First Floor Landing:  
Store cupboard. Access to loft (not inspected).

Bedroom 1  
18'4 x 12'1 (5.59m x 3.68m)  
Radiator. Carpet. Feature fireplace with mantel above. Double glazed window to front aspect with views towards the South Downs.

Bedroom 2  
13'4 x 12'0 (4.06m x 3.66m)  
Radiator. Built in wardrobe. Exposed wooden flooring. Double glazed window to rear aspect.

Bedroom 3  
9'3 x 9'0 (2.82m x 2.74m)  
Radiator. Carpet. Double glazed window to rear aspect.

Separate WC  
Low level WC. Wall mounted wash hand basin. Tiled flooring. Part tiled walls. Frosted double glazed window.

Staircase from First to Second Floor Landing

Bedroom 4  
9'0 x 7'10 (2.74m x 2.39m)  
Radiator. Carpet. Double glazed window to rear aspect.

Bathroom  
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap set in vanity unit. Radiator. Tiled flooring. Frosted double glazed window.

Outside  
Delightful walled gardens extend to the side and rear and are planted with palms and ferns and have areas of lawn, decking and patio.

Council Tax Band = E

EPC = D