

31 Ruskin Road,
Eastbourne, BN20 9AY

Freehold

£495,000



3 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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

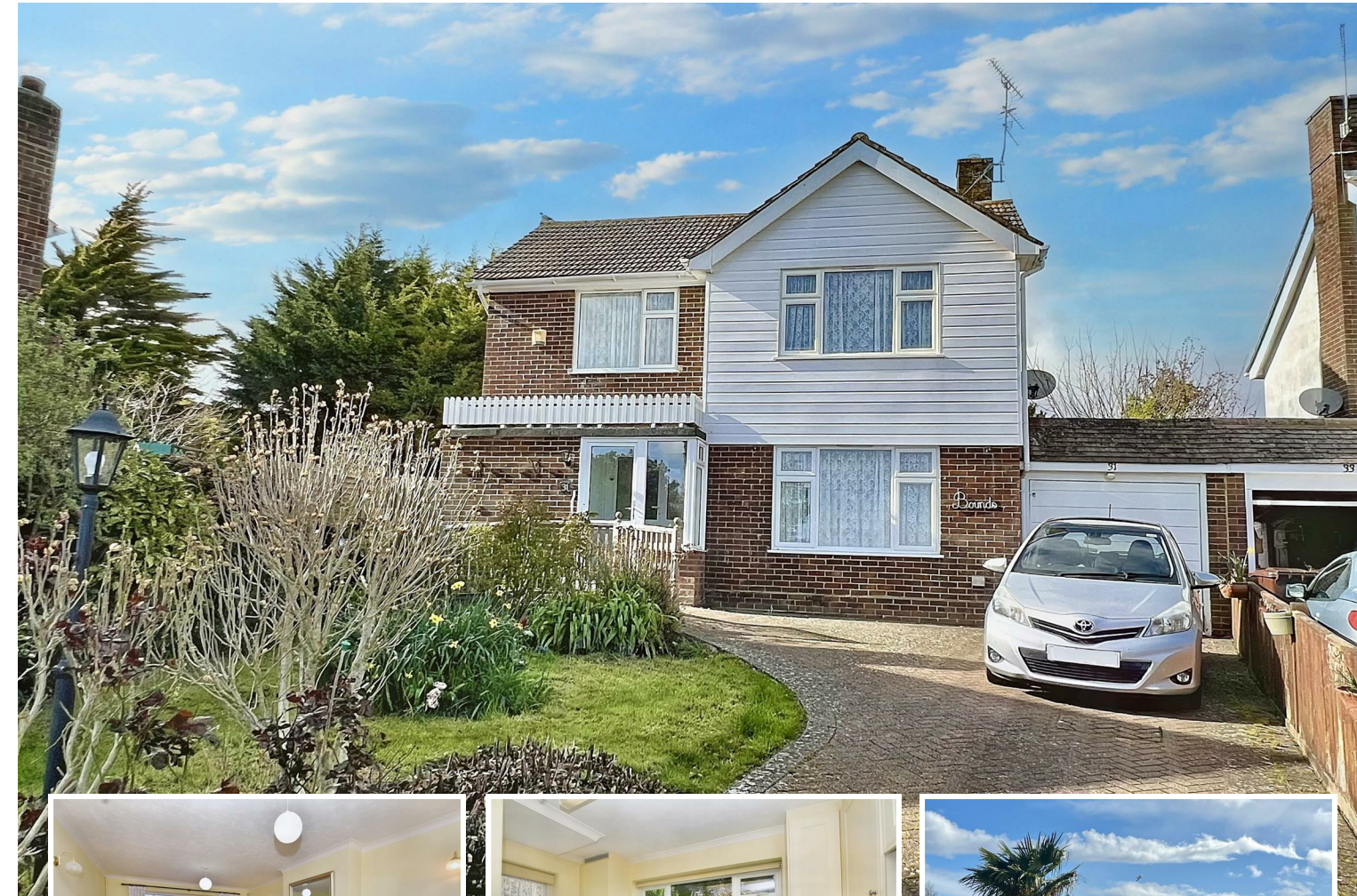


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Located in the heart of the picturesque Willingdon Village, this well presented detached house has three bedrooms, and far reaching views towards the sea and South Downs can be enjoyed. Approached via a porch and spacious hallway, there is a sitting/dining room that leads to a double glazed conservatory and the fitted kitchen includes some integrated appliances. There is a useful cloakroom with a bathroom/wc on the first floor. The attractive gardens are secluded to the rear and feature a covered decking area whilst there are pleasant planted borders of palm trees, flowers and shrubs to the front. A long driveway provides ample off street parking and leads to the single garage. With the Village amenities just a short walk away, bus services into Eastbourne and Polegate run nearby and local schools and Willingdon Golf course can also be found in the surrounding area.

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£495,000**Main Features**

- Detached House

- 3 Bedrooms

- Entrance Porch

- Cloakroom

- Sitting/Dining Room

- Double Glazed Conservatory

- Kitchen

- Bathroom/WC

- Secluded Rear Garden

- Driveway & Garage

Entrance

Double glazed door to-

Entrance Porch

Double glazed window to front. Frosted inner door to-

Entrance Hallway

Radiator. Understairs cupboard. Carpet. Frosted double glazed window.

Cloakroom

Low level WC. Wall mounted wash hand basin set in vanity unit. Carpet. Frosted double glazed window.

Sitting/Dining Room

20'9 x 12'2 (6.32m x 3.71m)

Radiator. Fireplace with ornate surround, mantel above and inset electric fire. Carpet. Double glazed window to front aspect.

Double Glazed Conservatory

12'4 x 7'2 (3.76m x 2.18m)

Wall mounted electric heater. Carpet. Double glazed window to rear aspect. Double glazed double doors to rear.

Kitchen

11'9 x 8'5 (3.58m x 2.57m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric double oven under. Range of wall mounted units. Concealed wall mounted extractor. Larder cupboard. Space and plumbing for washing machine and dishwasher. Concealed wall mounted gas boiler. Double glazed window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Bedroom 1

11'7 x 9'11 (3.53m x 3.02m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with far reaching sea and downland views.

Bedroom 2

11'10 x 8'10 (3.61m x 2.69m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

9'1 x 6'4 (2.77m x 1.93m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with far reaching sea and downland views.

Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside

There are mature gardens laid to patio and lawn with a covered decking area also included. The gardens are also well planted with trees, flowers and shrubs.

Parking

A long driveway to the front provides ample off street parking and leads to the garage.

Garage

15'47 x 8'02 (4.57m x 2.49m)

Up and over door, light, power and door to garden. Appliance space for freezer and tumbler dryer.

Council Tax Band = E

EPC = D