

2 Amberley Road,
Eastbourne, BN22 0EH

Freehold

Guide Price
£500,000 - £520,000



3 Bedroom 2 Reception 2 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.



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A fantastic family home situated on a large corner plot, in the much sought after area of Willingdon. The property offers spacious and well presented accommodation throughout. The ground floor comprises an entrance hall, shower room, bedroom and a large living room with a bay window offering views of the South Downs. There is a modern fitted kitchen, plus a separate dining room/bedroom four with French doors leading to a conservatory. The first floor accommodation comprises two double bedrooms with plenty of eaves storage with potential for a walk-in wardrobe/dressing room. In addition, there is a large family bathroom and an en-suite w/c to the second bedroom. The well established gardens are a particular feature with a variety of shrubs and plants, a patio area and secluded lawn. There is also a large workshop and a greenhouse, a garage and off road parking for multiple vehicles. The property is fully double glazed with attractive leaded light windows and has gas fired central heating throughout.

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Main Features

	Entrance/Storm Porch Double glazed door to -
• Detached Family Residence	Entrance Hallway Radiator. Understairs cupboard. Large storage cupboard. Carpet.
• 3 Bedrooms	
• Lounge	Ground Floor Shower Room/WC Suite comprising large walk-in shower. Low level WC. Wash hand basin with mixer tap. Radiator, Tiled walls. Tiled floor. Double glazed window to side aspect.
• Dining Room	
• Fitted Kitchen	Office / Bedroom 3 10'11 x 8'0 (3.33m x 2.44m) Small double bedroom/office with leaded light double glazed window and views to the front garden. Radiator.
• Conservatory/Utility Area	
• Ground Floor Shower Room/WC	Lounge 18'5 x 18'0 (5.61m x 5.49m) Radiator. Leaded light double glazed bay window to front aspect with views of the South Downs.
• Family Bathroom/WC	
• Lawned Rear & Side Gardens	Fitted Kitchen 12'10 x 9'3 (3.91m x 2.82m) Range of fitted wall and base units. Inset gas hob, eye level double gas oven and extractor hood. Worktop with inset single drainer sink unit with mixer tap. Spotlights. Tiled floor. Radiator. Door to conservatory and utility area.
• Off Street Parking & Garage	Dining Room 12'9 x 11'11 (3.89m x 3.63m) With French doors leading to conservatory. Parquet flooring. Double glazed window to front aspect.
	Conservatory / Utility Area Large conservatory located at the side of the property, with access to rear garden. Plumbing and space for washing machine. Worktop. Radiator. Tiled floor.
	Stairs from Ground to First Floor Landing: Double glazed window to front aspect at bottom of the stairs.

Master Bedroom

16'6 x 14'11 (5.03m x 4.55m)
Radiator. Wardrobes available if required. Leaded light double glazed window to the front aspect with far reaching views over the South Downs.

Bedroom 2

13'1 x 9'6 (3.99m x 2.90m)
Radiator. Eaves storage. Window to side aspect. Door to -

En-Suite WC

Low level WC. Wash hand basin set in vanity unit with cupboards below. Leaded light window.

Bathroom/WC

White suite comprising panelled bath with mixer tap. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Velux window.

Outside

Well established gardens to the side and rear. Separate lawn and seating areas. Workshop with power and greenhouse.

Parking

Off road parking for several vehicles and single garage with electric roller door to front and door to garden.
Garage measurement - 16'4 x 8'4

EPC = D.

Council Tax Band = E.