

2 Coniston Road,
Eastbourne, BN23 8HJ

Freehold

£565,000



5 Bedroom 3 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 five bedroom Tudor influenced detached house with double garage. Formerly the show house for the Pennine Development in Langney, the house provides spacious and well proportioned accommodation throughout, therefore providing versatile living accommodation. Benefits include a double aspect lounge, dining room, ground floor study, wonderful refitted kitchen/dining room with granite worktops and ground floor cloakroom. The first floor comprises of five bedrooms, all with built in wardrobes, and the fantastic master bedroom that has extensive fitted wardrobes leads to a spacious refitted en-suite. There is also a further refitted bathroom. The garden offers a high level of seclusion and is mainly laid to lawn with a good size patio, pond and summerhouse. To the front is a driveway that provides off road parking and access to the double garage with its up and over door. Langney Shopping Centre is within comfortable walking distance and the house is on a bus route. An internal inspection comes highly recommended.

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Main Features

	Entrance Double glazed door to-
• Tudor Style Detached House	Entrance Porch Tiled flooring. Light. Further door to-
• 5 Bedrooms	
• Cloakroom	Entrance Hallway Radiator. Tiled flooring. Coved ceiling. Stairs to first floor. Understairs cupboards. Door to garage.
• Kitchen/Breakfast Room	Cloakroom Low level WC. Wash hand basin with mixer tap. Part tiled walls. Frosted double glazed window.
• Double Aspect Lounge	
• Dining Room	Kitchen/Breakfast Room 23'9 x 8'7 (7.24m x 2.62m) Refitted range of white wall and base units. Granite worktop with ceramic single drainer sink unit with mixer tap. Space for range cooker with stainless steel extractor cooker hood and granite splashback. Space for upright fridge freezer. Plumbing and space for washing machine. Tiled flooring. radiator. Windows to side and rear. Double glazed door to garden.
• Study	
• Spacious En-Suite Shower Room/WC & Further Bathroom/WC	Study 10'11 x 6'6 (3.33m x 1.98m) Wood effect flooring. Radiator. Coved ceiling.
• Secluded Rear Garden, Driveway for 2 Vehicles & Double Garage	Dining Room 10'8 x 10'0 (3.25m x 3.05m) Radiator. Coved ceiling. Double glazed window to rear aspect. Double doors to lounge.
• CHAIN FREE	Double Aspect Lounge 21'9 x 12'10 (6.63m x 3.91m) Wood effect flooring. Coved ceiling. TV point. Feature fireplace with marble surround and hearth. Double glazed window to front aspect. French doors to the garden.
	Stairs from Ground to First Floor L-Shaped Landing Loft hatch (not inspected). Coved ceiling. Built in cupboard with fixed shelving. Double glazed window.
	Bedroom 1 14'5 x 14'1 (4.39m x 4.29m) Wall lights. Radiator. Fitted wardrobes with frosted mirror doors. Double glazed windows. Door to-

En-Suite Shower Room/WC

Refitted white suite comprising of walk in shower cubicle with rainwater shower head. Low level WC with concealed cistern. Built in cupboards. Granite effect worktop. Vanity unit with bidet. Inset wash hand basin with chrome mixer tap, cupboards below and granite effect worktop. Shaver point. Tiled walls. Chrome heated towel rail. Inset spotlights. Skylight.

Bedroom 2

11'0 x 10'6 (3.35m x 3.20m)

Radiator. Built in wardrobes with frosted mirrored doors. Coved ceiling. Double glazed window to rear aspect.

Bedroom 3

10'11 x 9'7 (3.33m x 2.92m)

Radiator. Coved ceiling. Built in wardrobe with frosted mirrored doors. Double glazed window to rear aspect.

Bedroom 4

14'11 x 9'8 (4.55m x 2.95m)

Radiator. Coved ceiling. Fitted wardrobes with frosted mirrored door. Double glazed window to front aspect.

Bedroom 5

11'7 x 7'6 (3.53m x 2.29m)

Radiator. Coved ceiling. Built in wardrobe with mirrored frosted doors. Double glazed window to rear aspect.

Bathroom/WC

Refitted white suite comprising of P-Shaped bath with rainwater shower head, shower screen and mixer tap. Vanity unit with inset wash hand basin. Low level WC with concealed cistern. Built in cupboards. Granite effect worktop. Shaver point. Inset spotlights. Extractor fan. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

The gardens are arranged to the side and rear of the property, are mainly laid to lawn and there is a good size patio and mature trees and shrubs. Mature conifers provide a high level of seclusion and there is a pond, gated side access and useful summerhouse to the rear.

To the front there is a driveway for two vehicles and access to the garages.

Double Garage

The double garage has two up and over doors, wall mounted gas boiler, light, power and double glazed door to the garden.

Council Tax Band = F

EPC = C