

Little Lodge, 27 Wish Road,  
Eastbourne, BN21 4NX

Freehold

£950,000



4/5 Bedrooms 2/3 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.



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Favourably located on the West side of Eastbourne town centre, this magnificent Flint built property CIRCA 1870 and was once the Coach house for a nearby mansion house and converted to a residential dwelling in the 1920's. Arranged with four/five bedrooms and two/three receptions, the property is notable for its wonderful central Oak staircase and galleried landing and the impressive Inglenook fireplace within the double aspect sitting room. In addition, the generous living accommodation provides flexible usage and includes a fitted kitchen and an adjoining conservatory/utility room. The master bedroom is stunning and complimented by a fitted en suite shower room/wc and a further bath and shower room/wc exists. The delightful and Southerly facing walled rear garden is laid to lawn and patio with planted borders and enjoys views back onto the double bay fronted rear elevation of the house. Gated parking exists to the front which leads to an integral garage. Devonshire Park theatre and tennis complex is just yards away and the picturesque seafront and town centre shops are also within walking distance. Direct trains to London also run from the station which is approximately a quarter of a mile distant.

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## Main Features

	<p>Entrance Covered entrance with door to-</p>
<ul style="list-style-type: none"> <li>• Detached Flint Built Former Coach House Built CIRCA 1870</li> <li>• 4/5 Bedrooms</li> <li>• Cloakroom</li> <li>• Family Room/Bedroom 5</li> <li>• Sitting Room &amp; Dining Room</li> <li>• Kitchen</li> <li>• Double Glazed Conservatory/Utility Room</li> <li>• En-Suite Shower Room/WC to Master Bedroom &amp; Further Bath &amp; Shower Room/WC</li> <li>• Southerly Facing Walled Garden</li> <li>• Gated Driveway &amp; Garage</li> </ul>	<p>Entrance Vestibule Ceramic tiled flooring. Oak inner door to-</p> <p>Entrance Hallway Radiator. Understairs cupboard. Brick open fireplace with mantel above. Double glazed door to rear aspect.</p> <p>Cloakroom High flush WC. Wall mounted wash hand basin. Radiator. Tiled flooring. Frosted double glazed window.</p> <p>Family Room/Bedroom 5 18'0 x 14'1 (5.49m x 4.29m) Radiator. Brick open fireplace and mantel above. Parquet flooring. Double glazed window to rear aspect.</p> <p>Sitting Room 23'2 x 13'9 (7.06m x 4.19m) Impressive open fireplace with mantel above. Parquet flooring.</p> <p>Dining Room 14'10 x 12'9 (4.52m x 3.89m) Radiator. Tiled flooring. Larder cupboards. Double glazed windows to front and side aspects.</p> <p>Kitchen 14'6 x 9'9 (4.42m x 2.97m) Range of units comprising of double bowl sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker and fridge freezer. Integrated dishwasher. Range of wall mounted units. Extractor. Tiled flooring. Window to side aspect. Double glazed door to rear aspect. Door to-</p> <p>Double Glazed Conservatory/Utility 11'5 x 9'6 (3.48m x 2.90m) Single drainer sink unit and mixer tap with splashback and surrounding work surfaces. Space and plumbing for washing machine and refrigerator. Tiled flooring. Double glazed window to front aspect. Double glazed double doors to front and gated hardstanding area.</p> <p>Elegant Oak Staircase to Galleried First Floor Lan Radiator. Coats cupboard. Double glazed window to rear aspect. Access to loft (not inspected).</p>

## Double Aspect Master Bedroom

24'9 x 14'4 (7.54m x 4.37m)  
Radiator. Wood block flooring. Fireplace with mantel above. Double glazed windows to front and rear aspect.

## En-Suite Shower Room/WC

Oversized shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Shaver point. Radiator. Fully tiled walls. Frosted double glazed window.

## Bedroom 2

18'0 x 14'10 (5.49m x 4.52m)  
Radiator. Carpet. Wall mounted wash hand basin. Double glazed window to rear aspect.

## Bedroom 3

15'9 x 9'11 (4.80m x 3.02m)  
Radiator. Carpet. Double glazed window to side aspect.

## The Nursery/Bedroom 4

15'3 x 6'10 (4.65m x 2.08m)  
Radiator. Carpet. Fireplace with mantel above. Double glazed window to side aspect.

## Bath & Shower Room/WC

Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Bidet. Part tiled walls. Radiator. Double glazed window to front aspect.

## Outside

The lovely flint walled rear garden enjoys a Southerly aspect and is largely laid to lawn and patio with established planted borders.

## Parking

There is gated car hardstanding providing off street parking for a number of vehicles.

## Garage

15'57 x 10'27 (4.57m x 3.05m)  
Central doors. Electric power. Light. Wall mounted boiler and hot water cylinder.

Council Tax Band = G

EPC = E