

15 Cherry Garden Road,
Eastbourne, BN20 8HF

Freehold

£450,000



3 Bedroom 2/3 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.



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This immaculately presented and fully renovated bay fronted home in Old Town is semi detached and has been skilfully extended creating spacious ground floor living accommodation that comprises a sitting or dining room, a breakfast room adjoining the stylish modern kitchen and a garden/family room with impressive vaulted ceiling and sliding doors that open onto the secluded rear garden. There is a useful cloakroom and a modern bathroom/wc whilst a loft room also provides extra space and houses the gas boiler. The mature gardens provide lawn, patio and a decking terrace and are planted with trees and shrubs. A driveway to the front also provides invaluable off street parking. Old town is served with an array of excellent amenities including regular bus services, Albert Parade shops and schools serving all age groups. Access to the heritage down land is literally opposite the house and Eastbourne town centre is approximately one and half miles distant.

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£450,000**Main Features**

- Immaculately Presented, Fully Renovated & Extended Bay Fronted Semi Detached House
- 3 Bedrooms
- Cloakroom
- Dining (Sitting) Room
- Refitted Modern Kitchen
- Breakfast Room Area
- Garden/Family Room
- Modern Refitted Bathroom/WC
- Secluded Rear Garden Approximately 70' in Length
- Driveway

Entrance

Covered entrance with frosted uPVC door to-

Entrance Hallway

Radiator. Understairs cupboard. Wood laminate flooring. Double glazed window to side aspect.

Cloakroom

Low level WC including inset wash hand basin. Wood laminate flooring. Frosted double glazed window.

Dining (Sitting) Room

12'0 x 11'8 (3.66m x 3.56m)

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

Refitted Modern Kitchen

10'11 x 8'6 (3.33m x 2.59m)

Range of units comprising of sink bowl and mixer tap with upstands and surrounding work surfaces with cupboards and drawers under. Inset four ring induction electric hob and electric oven under. Integrated dishwasher and washing machine and hidden bins. Space for fridge freezer. Range of wall mounted units. Concealed extractor. Wood laminate flooring. Double glazed window to side aspect.

Breakfast Room Area

12'2 x 7'6 (3.71m x 2.29m)

Radiator. Wood flooring.

Garden/Family Room

15'10 x 9'7 (4.83m x 2.92m)

Radiator. Wood laminate flooring. Double glazed Velux window to rear aspect. Double glazed sliding patio doors to rear.

Stairs from Ground to First Floor Landing:

Store cupboard. Access to loft with fold down ladder (not inspected). Frosted double glazed window.

Bedroom 1

12'0 x 10'2 (3.66m x 3.10m)

Radiator. Fireplace with ornate surround and mantel above. Carpet. Double glazed window to rear aspect with downland and distant sea views.

Bedroom 2

12'0 x 9'3 (3.66m x 2.82m)

Radiator. Built in wardrobe. Carpet. Double glazed bay window to front aspect.

Bedroom 3

8'9 x 8'3 (2.67m x 2.51m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect with downland and distant sea views.

Bathroom/WC

Panelled bath with mixer tap, shower attachment, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

The lovely rear garden is laid to lawn and patio with a decked terrace accessed via the garden/family room. With mature shrubs and palms, a garden pond is a notable feature and there is gated side access.

Parking

A driveway to the front provides invaluable off street parking.

Council Tax Band = D

EPC = D