

11 Mayfield Place,
Eastbourne, BN22 8XJ

Freehold

£450,000



4 Bedroom 2 Reception 1 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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Presented to a high standard throughout, this attractive Period home on the borders of Upperton boasts four generous bedrooms and two spacious receptions. The property features a well appointed and spacious kitchen/dining room where all appliances are integrated and a stylish shower room/wc is also a new addition. The property is notable for fitted shutters and also boasts a useful ground floor cloakroom, an attractive canopied entrance and a walled rear garden which enjoys a pleasant Southerly aspect and is laid in principle to decking. Eastbourne's picturesque seafront, Beacon shopping centre and mainline railway station are within close walking distance and schools serving all age groups can also be found in the surrounding area.

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Main Features

- Period Terraced House
- 4 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Dining Room
- Stylish Refitted Shower Room/WC
- Southerly Facing Walled Rear Garden

Entrance

Covered entrance with new composite frosted double glazed door to-

Entrance Vestibule

Double glazed inner door to-

Entrance Hallway

Understairs cupboard housing freezer. Wood laminate flooring.

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Part tiled walls.

Sitting Room

13'8 x 11'3 (4.17m x 3.43m)

Radiator. Wood laminate flooring. Double glazed window to front aspect with fitted shutters.

Dining Room

10'11 x 8'11 (3.33m x 2.72m)

Radiator. Wood laminate flooring. Ornate recess with cupboard storage. Double glazed door to rear aspect.

Kitchen/Dining Room

18'7 x 9'9 (5.66m x 2.97m)

Range of units comprising of bowl and a half single drainer ceramic sink unit with surrounding work surfaces with part tiled walls having cupboards and drawers under. Inset five ring gas hob and electric oven under and further integrated appliances including drink chiller, full height larger fridge, dishwasher and washing machine. Range of wall mounted units. Extractor. Wood laminate flooring. Double glazed windows to rear and side aspects. Double glazed door to side.

Stairs from Ground to First Floor Landing:

Radiator. Access to rear loft with ladder (not inspected). Double glazed window to front aspect.

Bedroom 1

11'8 x 10'11 (3.56m x 3.33m)

Radiator. Carpet. Double glazed window to front aspect with fitted shutters.

Bedroom 2

11'4 x 10'11 (3.45m x 3.33m)

Radiator. Carpet. Double glazed window to rear aspect with fitted shutters.

Bedroom 3

10'0 x 8'2 (3.05m x 2.49m)

Radiator. Carpet. Airing cupboard. Double glazed window to rear aspect with fitted shutters.

Stylish Refitted Shower Room/WC

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

Staircase from First to Second Floor Landing

Bedroom 4

16'9 x 10'11 (5.11m x 3.33m)

Wall mounted electric heater. Carpet. Eaves storage. Double glazed Velux window to rear aspect.

Outside

The walled rear garden enjoys a southerly aspect and is primarily laid to decking with raised borders and storage. There is also gated rear access.

Council Tax Band = D

EPC = D