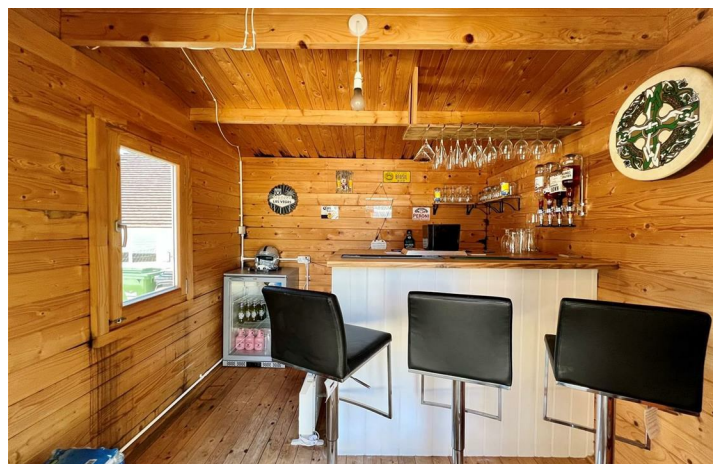
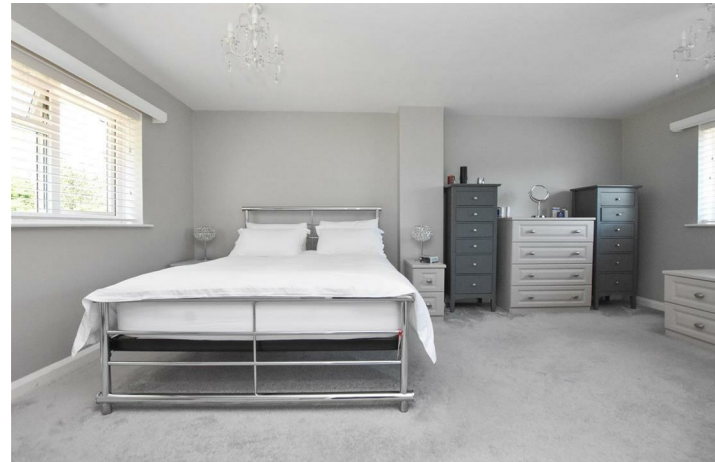


9 Melvill Lane,
Eastbourne, BN20 9EA

Freehold

Offers In Excess Of
£645,000



3 Bedroom 1/2 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.



TOWN PROPERTY

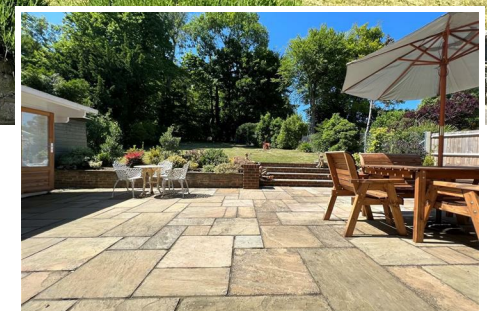


01323 412200

Freehold

Offers In Excess Of
£645,000

3 Bedroom 1/2 Reception 1 Bathroom



9 Melvill Lane, Eastbourne, BN20 9EA

Enviably located on the borders of Ratton and Willingdon Village, this delightful detached 'Sussex style' house has three bedrooms and is presented to a very high standard throughout. The property features a triple aspect sitting room with a wood burner and the well appointed fitted kitchen has integrated appliances and is open plan with the dining area where ceramic floor tiling extends throughout. The property benefits from a cloakroom and a family bath and shower room/wc which incorporates a utility area whilst a block paved driveway to the front provides off street parking and leads to the garage. Further benefits include a new boiler with a 10 year warranty and a newly fitted walk in shower. Scope also exists to extend, subject to consents. The gardens to the rear have been landscaped with a large Indian sandstone patio and lawn beyond which extends up towards wood land at the rear. A garden cabin/bar is also included. Nearby amenities in Willingdon Village are close by whilst schools serving all ages groups can be found in the surrounding area.

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9 Melvill Lane, Eastbourne, BN20 9EA

Offers In Excess Of
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Main Features

- Detached House
- 3 Bedrooms
- Cloakroom
- Triple Aspect Sitting Room
- Kitchen
- Dining Area
- Bath & Shower Room/WC
- Landscaped Gardens With Summerhouse
- Block Paved Driveway
- Garage

Entrance

Covered entrance porch with frosted door to-

Entrance Hallway

Radiator. Engineered oak flooring.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Tiled flooring.

Triple Aspect Sitting Room

16'9 x 11'6 (5.11m x 3.51m)
Radiator. Carpet. Fireplace with inset wood burner and brick hearth. Double glazed windows to front and side aspects and double glazed double doors to rear.

Kitchen

11'9 x 7'9 (3.58m x 2.36m)
Range of units comprising of single drainer sink unit and mixer tap with surrounding upstands and work surfaces with cupboards and drawers under. Inset four ring induction hob and eye level integrated microwave and electric oven. Integrated dishwasher, fridge freezer and a range of wall mounted units and extractor. Ceramic tiled flooring. Radiator. Double glazed window to rear aspect.

Dining Area

11'9 x 8'8 (3.58m x 2.64m)
Radiator. Ceramic tiled flooring. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing:

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

Double Aspect Bedroom 1

16'11 x 11'9 (5.16m x 3.58m)
Radiator. Carpet. Double glazed windows to front and rear aspects.

Bedroom 2

9'8 x 8'11 (2.95m x 2.72m)
Radiator. Walk in wardrobe (9'27 x 3'47). Carpet. Double glazed window to front aspect.

Bedroom 3

8'9 x 7'11 (2.67m x 2.41m)
Radiator. Carpet. Double glazed window to front aspect.

Bath & Shower Room/WC

Panelled bath with mixer tap. Large newly fitted walk in shower with wall mounted shower. Pedestal wash hand basin. Low level WC. Slate tiled flooring. Radiator. Space and plumbing for washing machine and tumble dryer. Frosted double glazed window.

Outside

The gardens are immaculate and mostly laid to lawn with a large Indian sandstone patio included to the rear.

Parking

A block paved driveway at the front provides off street parking and leads to the garage. This offers scope to convert, subject to consents.

Garage

16'9 x 7'10 (5.11m x 2.39m)
Centrally opening doors. Electric power. Light. Wall mounted gas boiler.

EPC = D.

Council Tax Band = E

