

The Oak House, 15a Carew
Road, Eastbourne, BN21 2JG

Freehold

£725,000



4 Bedroom 2 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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Occupying an elevated position within the Upperton district of Eastbourne, this detached character house built CIRCA 1936 is notable for its 'Art Deco' features and immaculate presentation. Arranged with four generous double bedrooms and two sizeable receptions, there is a fitted kitchen/breakfast room with granite worktops and adjoining pantry whilst a cloakroom, boiler room and 'gardeners washroom' are appealing inclusions. There is a stylish modern bath and shower room with separate wc and the delightful landscaped rear garden is secluded and enjoys a pleasant South Westerly aspect. This terraced garden has areas of lawn and patio and is well planted with many tropical trees and shrubs. There is gated side access and a 'front to back' workshop to the side. The single garage is at road level and includes a remote up and over door and water tap for car cleaning. Schools serving all age groups, Waitrose supermarket and local parks are all close by and the town centre with its mainline railway station, Beacon shopping centre and picturesque seafront is also within walking distance.

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Main Features

- Character Detached House
Built CIRCA 1936
- 4 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Rear Lobby & Boiler/Utility Room
- Bath & Shower Room & Separate WC
- Secluded Landscaped & Terraced Garden with South Westerly Aspect
- Garage

Entrance
Covered entrance porch with private front door to-

Entrance Vestibule
Glazed inner door to-

Entrance Hallway
Radiator. Understairs cupboard. Carpet.

Cloakroom
Low level WC. Pedestal wash hand basin. Part tiled walls. Carpet. Amtico flooring. Radiator. Frosted double glazed windows.

Sitting Room
17'3 x 14'3 (5.26m x 4.34m)
Radiator. Ornate tiled fireplace with open hearth and mantel above. Carpet. Double glazed window to rear aspect. Double glazed double doors to rear.

Dining Room
15'1 x 12'11 (4.60m x 3.94m)
Radiator. Ornate tiled fireplace with mantel above. Serving hatch. Carpet. Double glazed window to front aspect.

Kitchen/Breakfast Room
14'1 x 10'8 (4.29m x 3.25m)
Range of units comprising of bowl and a half sink unit with granite work surfaces, upstands and cupboards and drawers under. Space for range cooker and American style fridge freezer. Integrated dishwasher. Breakfast bar. Range of wall mounted units. Serving hatch. Radiator. Solid oak flooring. Double glazed window to side aspect. Door to pantry with shelving, window and space for drinks chiller.

Rear Lobby
Double glazed door to side. Gardeners sink. Double glazed windows.

Boiler/Utility Room
6'0 x 4'4 (1.83m x 1.32m)
Wall mounted gas boiler (installed 2019). Space and plumbing for washing machine and tumble dryer.

Oak Staircase from Ground to First Floor Landing:
Radiator. Airing cupboard. Access to loft with ladder (not inspected).

Bedroom 1
15'5 x 14'2 (4.70m x 4.32m)
Radiator. Built in wardrobe. Feature fireplace. Sink. Carpet. Double glazed window to rear aspect.

Bedroom 2
14'2 x 12'7 (4.32m x 3.84m)
Radiator. Built in wardrobe. Carpet. Feature fireplace. Sink. Double glazed window to front aspect.

Bedroom 3
12'2 x 9'1 (3.71m x 2.77m)
Radiator. Carpet. Sink. Double glazed window to front aspect.

Bedroom 4
10'10 x 10'9 (3.30m x 3.28m)
Radiator. Carpet. Sink. Double glazed window to rear aspect.

Bath & Shower Room
Freestanding panelled bath with mixer tap and shower attachment. Large walk in shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Amtico flooring. Frosted double glazed window.

Separate WC
Low level WC. Amtico flooring. Frosted double glazed window.

Outside
The rear garden has been landscaped and enjoys a pleasant South Westerly aspect being terraced and planted with many tropical shrubs and plants. There is a patio area and an upper lawn and the garden is surrounded by shrubs. A useful 'front to back' workshop and gated side access are also provided.

Garage
17'41 x 7'95 (5.18m x 2.13m)
Remote up and over door. Electric power and light. Water supply.

Council Tax Band = F

EPC = D

