

15 Hill Road,  
Eastbourne, BN20 8SL

Freehold

Guide Price  
£410,000 - £425,000



4 Bedroom 1/2 Reception 1 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto: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.



TOWN PROPERTY

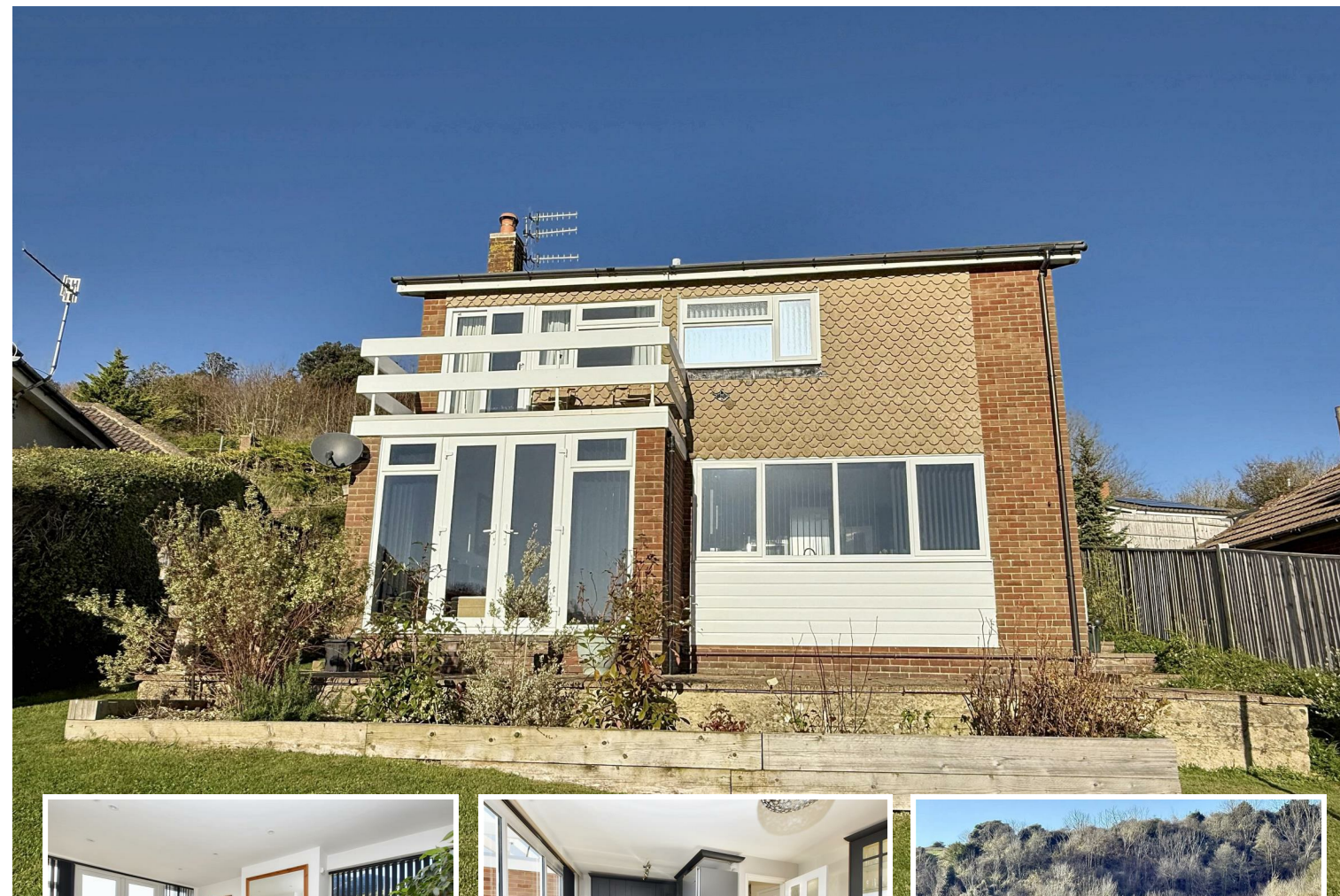


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Far reaching views towards the sea and South Downs can be enjoyed from this detached house that has split level accommodation comprising four bedrooms. The property features a stylish fitted kitchen/dining room with mostly integrated appliances and a well appointed bath and shower room/wc and is considered to be in good decorative order throughout. The sitting room also boasts a wood burner and opens onto the lawned rear garden with a further area of decking to the front. In addition, there is a balcony accessed from the main bedroom and a car hardstanding is located in front of the single detached garage. Access to the downland and bus services that run into town can be found just yards away whilst Albert shopping parade and nearby schools including Pashley Down infant school and Cavendish are also in the surrounding area.

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Main Features

- Detached House
- 3/4 Bedrooms
- Sitting Room
- Modern Kitchen/Dining Room
- Bedroom 4/Study
- Stylish Bath & Shower Room/WC
- Gardens with Far Reaching Views towards the Sea & South Downs
- Garage
- Driveway

Entrance

Double glazed door to-

Double Glazed Entrance Porch

7'4 x 6'2 (2.24m x 1.88m)

Double glazed composite door to-

Entrance Hallway

Radiator. Understairs cupboard. Carpet. Frosted double glazed window.

Sitting Room

17'2 x 10'11 (5.23m x 3.33m)

Radiator. Fireplace with woodburner and mantel above. Carpet. Double glazed windows to rear and side aspects and double glazed double doors to rear with far reaching views towards the sea and South Downs.

Kitchen/Dining Room

14'9 x 11'9 (4.50m x 3.58m )

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and cupboards and drawers under. Inset four ring gas hob and eye level double oven, the vendors are planning to replace existing double oven. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Concealed extractor. Tiled flooring. Radiator. Double glazed windows to rear and side aspects.

Stairs from Ground to First Floor Landing

Bedroom 1

11'9 x 10'5 (3.58m x 3.18m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect with far reaching views towards the sea and South Downs and access to the balcony.

Bedroom 2

11'9 x 8'8 (3.58m x 2.64m)

Radiator. Carpet. Double glazed window to side aspect with sea views.

Bedroom 3

10'6 x 7'8 (3.20m x 2.34m)

Radiator. Carpet. Built in wardrobe. Cupboard housing gas boiler. Double glazed window to side aspect.

Bedroom 4/Study

9'7 x 8'0 (2.92m x 2.44m )

Radiator. Carpet. Double glazed window to front aspect.

Bath and Shower Room/WC

Freestanding panelled bath with mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Part panelled walls. Frosted double glazed window.

Outside

There is a sizeable front decking area and lawned rear garden where both have gated entrances.

Parking

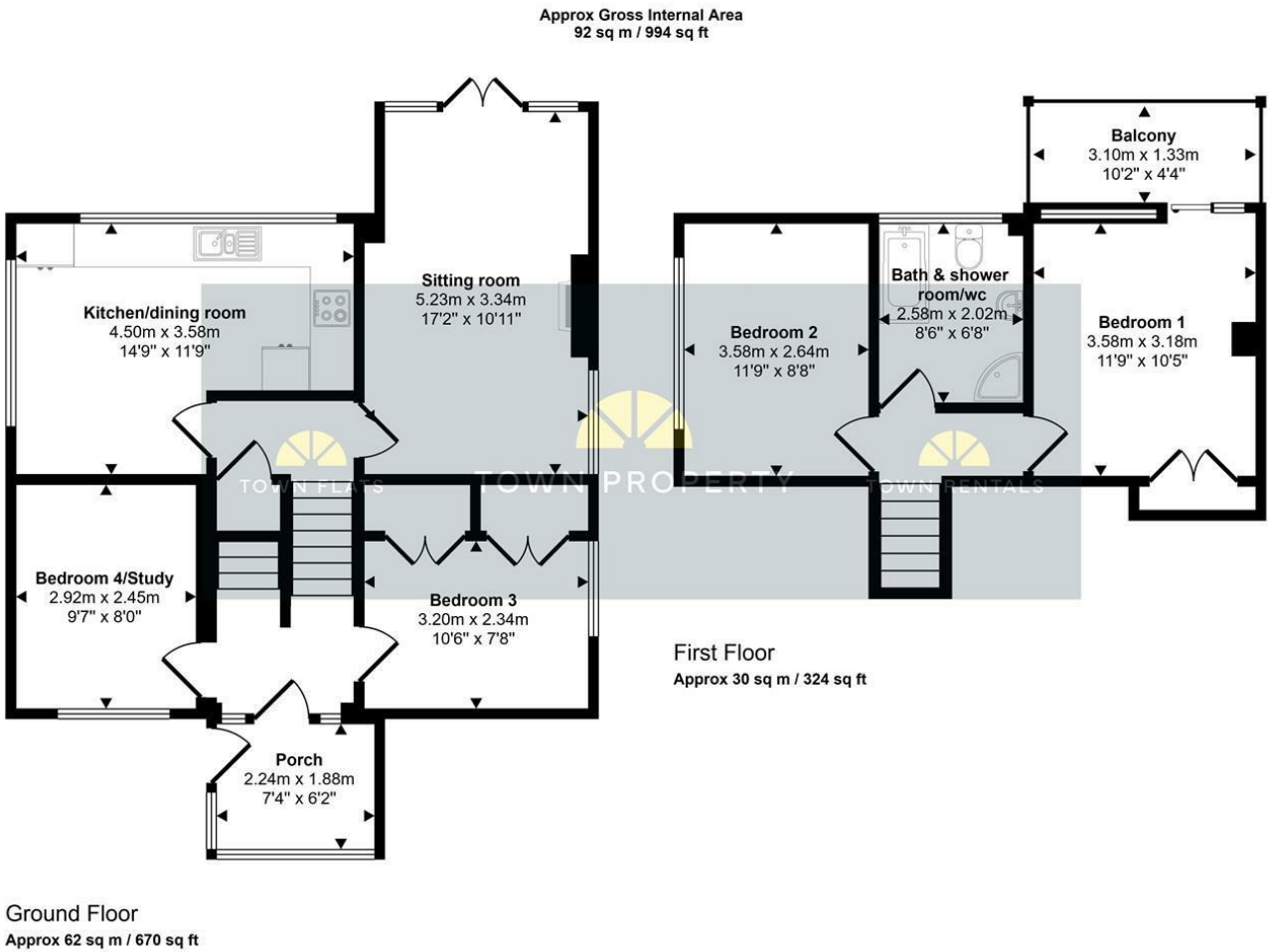
There is a detached single garage with hardstanding in front.

Garage

Up and over door.

COUNCIL TAX BAND = C

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.