

71 Decoy Drive,
Eastbourne, BN22 9PP

Guide Price
£850,000 - £875,000



4/5 Bedroom 3 Reception 3 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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Freehold

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This striking detached Period home on the edge of West Hampden Park is double fronted and has been skilfully extended. Arranged with four/five bedrooms and three receptions, the property has many notable features including an impressive kitchen/dining room/garden room with bi fold doors to the garden and a lantern roof, and the family room includes a wood burner. There are both a modern ground floor shower room/wc and a stylish first floor shower room/wc in addition to en suite facilities to the master bedroom. Further benefits include a utility room and a useful study/hobbies room adjoins bedroom four. Set amongst secluded lawned and patio rear gardens that are divided with a glass balustrade, there are planted borders and fruit trees, a garden pond, HOT TUB and a large store shed all included. A generous block paved driveway provides ample off street parking for a number of cars and this leads to the single garage. Hampden Park Village high street shops and the mainline railway station, The David Lloyds Fitness Club and the delightful Park are all within close walking distance. Numerous schools and East Sussex College campus are also nearby.

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Main Features

- Extended Detached Period House
- Four/Five Bedrooms
- Three Reception Rooms
- Ground Floor Shower Room/WC
- Kitchen/Dining/Garden Room
- Utility Room
- En-Suite Shower Room/WC & Luxury Shower Room/WC
- Study/Hobbies Room
- Large Rear Garden
- Driveway & Garage

Entrance

Frosted front door to-

Entrance Hallway

Understairs cupboard. Karndean flooring. Leaded light windows to front aspect.

Ground Floor Shower Room/WC

Walk in shower cubicle with wall mounted shower and shower screen. Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window.

Sitting Room/Snug/Bedroom 5

15'10 x 12'0 (4.83m x 3.66m)
Radiator. Carpet. Double glazed bay window to front aspect.

Family Room Area

15'8 x 11'8 (4.78m x 3.56m)
Radiator. Carpet. Recessed fireplace with tiled surround and inset wood burner and beam mantel above. Double glazed window to front aspect.

Dining Room Area

14'1 x 13'2 (4.29m x 4.01m)
Radiator. Carpet. Double glazed window to side aspect.

Kitchen/Dining/Garden Room

21'2 x 15'11 (6.45m x 4.85m)
Range of units comprising of bowl and a half units with ingrained drainer. Granite worktops having cupboards and drawers under and inset four ring induction hob and eye level oven and grill. Integrated dishwasher and drinks chiller. Space and plumbing for American Style fridge freezer. Range of wall mounted units and extractor. Granite tiled floor. Radiator. Double glazed window to side aspect. Bifold doors to rear garden and lantern roof.

Utility Room

8'10 x 4'9 (2.69m x 1.45m)
Single drainer sink unit with granite worksurfaces and upstands with cupboards and drawers under. Space and plumbing for washing machine and tumble dryer. Concealed wall mounted gas boiler. Cupboard housing hot water cylinder. Granite tiles. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing

Radiator. Store cupboard.

Master Bedroom

16'5 x 11'11 (5.00m x 3.63m)
Radiator. Carpet. Double glazed window to front aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled floor and fully tiled walls. Frosted double glazed window.

Bedroom 2

16'4 x 12'0 (4.98m x 3.66m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

14'5 x 12'10 (4.39m x 3.91m)
Radiator. Carpet. Double glazed window to side aspect.

Stairs from First to Second Floor Landing

Double glazed window.

Bedroom 4

12'8 x 11'9 (3.86m x 3.58m)
Radiator. Carpet. Double glazed window to rear aspect.

Study/Hobbies Room

13'8 x 9'11 (4.17m x 3.02m)
Carpet. Velux window to rear aspect. Door to walk in loft area.

Luxury Shower Room/WC

Large walk in shower cubicle with wall mounted shower and shower screen. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Shaver point. Radiator. Tiled floor and tiled walls. Frosted double glazed window.

Outside

Mature lawned gardens are arranged to the front and rear of the property, the rear extending to approximately 90' in length. A HOT TUB and large store shed are included and the garden is well served with power points.

Parking

A block paved driveway provides ample off street parking for a number of vehicles.

Garage

16'2 x 10'1 (4.93m x 3.07m)
Remote up and over door. Electric light and power.

Council Tax Band = F

EPC = D