

37 Ruskin Road,
Eastbourne, BN20 9AY

Freehold

£525,000



4 Bedroom 2/3 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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Located in the heart of Willingdon Village, this detached house with four bedrooms boasts two/three receptions and features a well appointed kitchen/breakfast room and a useful utility room. With double glazing and gas fired central heating and radiators throughout, benefits include a front facing balcony accessed via bedroom 4, a ground floor cloakroom and a modern bathroom/wc. The rear gardens are laid to lawn and patio and offer much seclusion whilst the block paved driveway to the front provides ample off street parking for a number of vehicles. The Village High Street is just yards away and there is nearby access to the heritage downland and schools including Willingdon and Ratton are also within walking distance. Polegate High street with its shops and mainline railway station is approximately one and half miles distant.

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Main Features

- Detached House
- 4 Bedrooms
- Cloakroom
- Sitting Room
- Garden/Dining Room
- Kitchen/Breakfast Room
- Dining Area & Utility Area
- Bathroom/WC
- Secluded Lawn & Patio Garden
- Block Paved Driveway

Entrance
Double glazed door to entrance porch. Inner door to-

Entrance Hallway
Radiator. Understairs cupboard. Wood laminate flooring. Frosted window.

Cloakroom
Low level WC. Wall mounted wash hand basin. Frosted double glazed window.

Sitting Room
19'0 x 12'0 (5.79m x 3.66m)
Radiator. Fireplace with tiled surround and mantel above with inset gas fire. Wood block flooring. Double glazed windows to front and side aspects with Downland views.

Garden/Dining Room
9'10 x 8'10 (3.00m x 2.69m)
Radiator. Wood block flooring. Double glazed window to rear aspect and double glazed double doors to rear.

Kitchen/Breakfast Room
11'11 x 11'0 (3.63m x 3.35m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated dishwasher and refrigerator. Range of wall mounted units. Extractor. Wall mounted gas boiler. Radiator. Double glazed window to rear aspect. Double glazed door to-

Dining Area
11'11 x 8'6 (3.63m x 2.59m)
Wood laminate flooring. Double glazed window to front aspect.

Utility Area
11'11 x 5'10 (3.63m x 1.78m)
Space for fridge freezer and drinks fridge. Space and plumbing for washing machine. Wood laminate flooring. Double glazed window to rear aspect. Double glazed door to rear.

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

Bedroom 1
15'3 x 12'0 (4.65m x 3.66m)
Radiator. Carpet. Loft access (not inspected). Double glazed windows to front and rear aspect with impressive views.

Bedroom 2
11'11 x 9'10 (3.63m x 3.00m)
Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect with impressive views.

Bedroom 3
12'0 x 9'3 (3.66m x 2.82m)
Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 4
8'11 x 6'2 (2.72m x 1.88m)
Radiator. Built in wardrobe. Double glazed window to front aspect and access to the balcony.

Bathroom/WC
Panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with a store shed also provided. There is gated side access and mature borders provide much seclusion.

Parking
There is a block paved driveway to the front which provides ample off street parking.

Council Tax Band = E

EPC = D

