

Mulberry Cottage, Watts Lane,
Eastbourne, BN21 2LL

Freehold

£625,000



4 Bedroom 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.



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An attractive four bedroom two reception room detached house set in lawned gardens behind an attractive flint wall. Enviably situated in Upperton the house which is being sold chain free provides spacious and well proportioned accommodation. Believed to have been constructed in the 1920's the house benefits from a luxury refitted kitchen and bathroom, four bedrooms with the master having an En Suite cloakroom, separate lounge and dining room, ground floor cloakroom and utility room. Local shops can be found nearby in Motcombe village with its local independent shops and Waitrose. Eastbourne Town Centre is also within comfortable walking distance. An internal inspection comes highly recommended.

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Main Features

- Detached House
- Four Bedrooms
- Utility Room
- Ground Floor Cloakroom
- Double Aspect Lounge
- Double Aspect Dining Room
- En-Suite WC
- Modern Bathroom/WC
- Large Lawn and Patio Rear Garden
- CHAIN FREE

Entrance

Door to-

Porch

Tiled floor. Radiator. Double glazed windows to front and side aspect. Door to-

Hallway

Radiator. Stairs to first floor. Coved ceiling.

Utility Room

6'0 x 5'5 (1.83m x 1.65m)

Space and plumbing for washing machine and tumble dryer. Radiator. Worktop. Door to-

Ground Floor Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

Double Aspect Lounge

17'6 x 10'9 (5.33m x 3.28m)

Radiator. Carpet. TV point. Feature fireplace with inset gas coal effect fire. Coved ceiling. Double glazed windows to front and side aspect.

Double Aspect Dining Room

12'2 x 10'7 (3.71m x 3.23m)

Radiator. Carpet. Coved ceiling. Double glazed window. Double glazed double doors to rear garden.

Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected). Double glazed window to side aspect.

Double Aspect Master Bedroom

16'2 x 10'8 (4.93m x 3.25m)

Radiator. Built in double wardrobe. Double glazed window to front and side aspects. Door to-

En Suite Cloakroom

Low level WC. Radiator. Wash hand basin with chrome mixer tap. Frosted double glazed window.

Bedroom 2

12'9 x 9'3 (3.89m x 2.82m)

Radiator. Carpet. Double glazed window.

Bedroom 3

10'11 x 7'1 (3.33m x 2.16m)

Radiator. Stripped floorboards. Double glazed window.

Bedroom 4

10'10 x 6'10 (3.30m x 2.08m)

Radiator. Carpet. Built in wardrobe. Double glazed window.

Modern Bathroom/WC

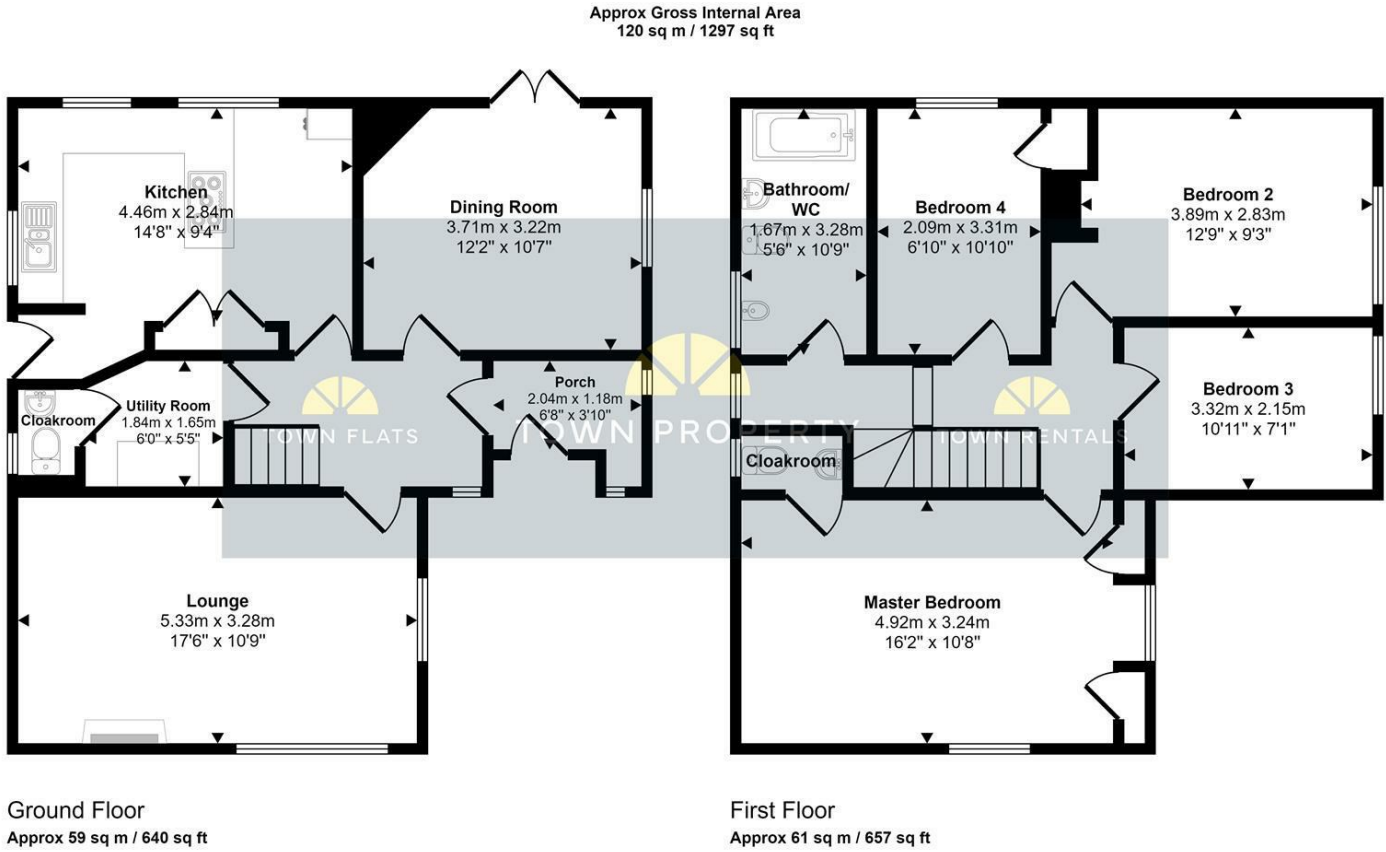
Refitted white suite comprising of panelled bath with chrome mixer tap, shower screen and shower over. Wall mounted wash hand basin with mixer tap set in vanity unit with cupboards below. Low level WC with concealed cistern. Bidet. Fully tiled walls. Inset spotlights. Frosted double glazed window.

Outside

The wonderful rear garden is mainly laid to lawn with an area of patio, mature trees, shrubs and raised flower beds. There is gated side access and there is a further lawned garden to the front that is behind a wonderful flint wall.

Council Tax Band = E

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.