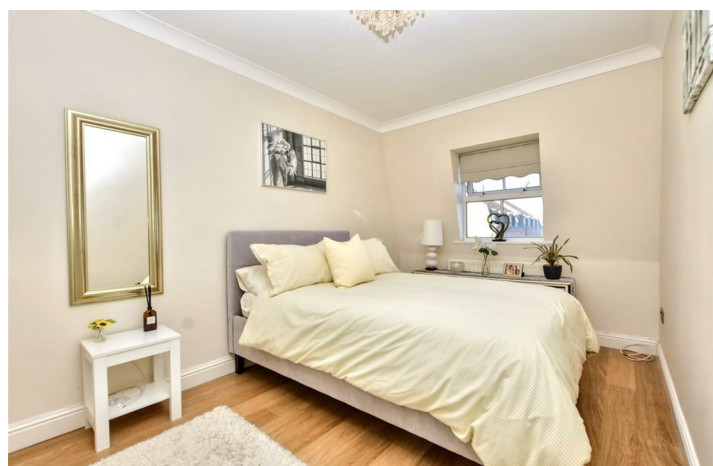


11 College Green,  
Eastbourne, BN21 2JT

Freehold  
Guide Price  
£500,000 - £525,000



4 Bedroom 2 Reception 2 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.



TOWN PROPERTY



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4 Bedroom 2 Reception 2 Bathroom



11 College Green, Eastbourne, BN21 2JT

\*\*\* GUIDE PRICE £500,000 - £525,000 \*\*\*

Forming part of the exclusive College Green development in Upperton, this elegant 'Regency' style townhouse has four bedrooms and a first floor sitting room. The property is notable for being presented to a high standard of decoration and also boasts a stylish refitted kitchen/breakfast room with adjoining dining area where access is gained to the South Westerly facing rear garden. In addition, there is a cloakroom, family bath & shower room/wc and En Suite facilities to the master bedroom. Double glazing and gas fired central heating extend throughout with an integral garage also included. This is approached via a driveway where additional parking is provided. Waitrose supermarket, the charming Motcombe Village and the mainline railway station are all within reasonable walking distance.

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11 College Green, Eastbourne, BN21 2JT

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Main Features

- Elegant Regency Townhouse
- Four Bedrooms
- Ground Floor Cloakroom
- 'L' Shaped First Floor Sitting Room
- Open Plan Dining Room
- Kitchen/Breakfast Room
- En Suite Shower Room/WC
- Bath and Shower Room/WC
- Landscaped Rear Garden
- Integral Garage & Driveway

**Entrance**  
Frosted double glazed door to-

**Vestibule**  
Wood laminate flooring. Radiator. Inner door to-

**Entrance Hallway**  
Radiator. Understairs cupboard. Wood laminate flooring. Door to integral garage.

**Ground Floor Cloakroom**  
Low level WC. Wall mounted wash hand basin with monobloc mixer tap. Radiator. Wood laminate flooring.

**Open Plan Dining Room**  
17'0 x 15'5 (5.18m x 4.70m)  
Radiator. Wood laminate flooring. Double glazed window to rear aspect.

**Kitchen/Breakfast Area**  
17'0 x 15'5 (5.18m x 4.70m)  
Range of units comprising of bowl and a half stainless steel sink unit and mixer tap with glass upstands and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under and extractor hood over. Integrated fridge freezer and dishwasher. Range of wall mounted units with under unit lighting. Breakfast bar. Wood laminate flooring. Radiator. Double glazed double doors to garden.

**Stairs from Ground to First Floor Landing**  
Carpet. Radiator. Linen cupboard.

**'L' Shaped Sitting Room**  
16'7 x 15'3 (5.05m x 4.65m)  
Radiator. Gas point. Carpet. Two double glazed windows to front aspect.

**Master Bedroom**  
13'4 x 10'6 (4.06m x 3.20m)  
Radiator. Built in wardrobe. Carpet. Two double glazed windows to rear aspect with views towards the South Downs.

**En Suite Shower Room/WC**  
Shower cubicle with wall mounted shower. Semi recessed Villeroy and Boch wash hand basin with mixer tap. Wall hung WC with concealed cistern. Shaver point. Heated towel rail. Vinyl tiled flooring. Part tiled walls.

**Stairs from First to Second Floor Landing**  
Carpet. Airing cupboard housing gas boiler and hot water cylinder.

**Bedroom 2**  
15'7 x 9'0 (4.75m x 2.74m)  
Radiator. Built in wardrobe. Two double glazed Velux windows to rear aspect with views towards South Downs.

**Bedroom 3**  
13'7 x 8'1 (4.14m x 2.46m)  
Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect.

**Bedroom 4**  
10'2 x 6'11 (3.10m x 2.11m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

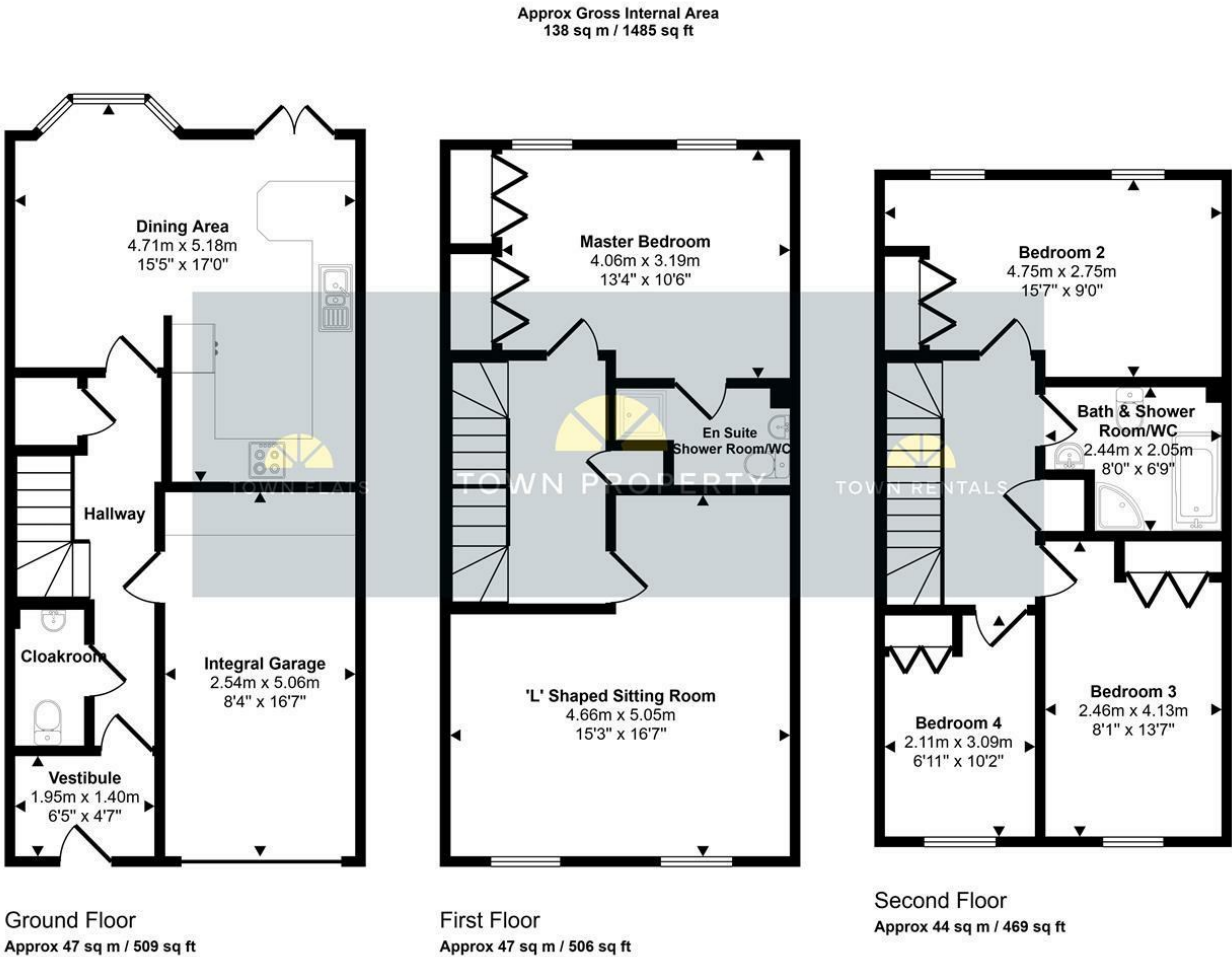
**Bath & Shower Room/WC**  
Panelled bath with mixer tap tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Luxury vinyl flooring. Part tiled walls.

**Outside**  
A lovely South Westerly facing landscaped rear garden offers areas of lawn, patio and shingle coverings with planted borders and gated side access.

**Parking**  
A driveway provides off street parking and leads to the INTEGRAL GARAGE.

**Integral Garage**  
16'7 x 8'4 (5.05m x 2.54m)  
Up and over door. Power and light. Worksurfaces with cupboards under. Space and plumbing for washing machine and tumble dryer. Range of wall mounted units.

**EPC = C**  
**COUNCIL TAX BAND = F**



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.