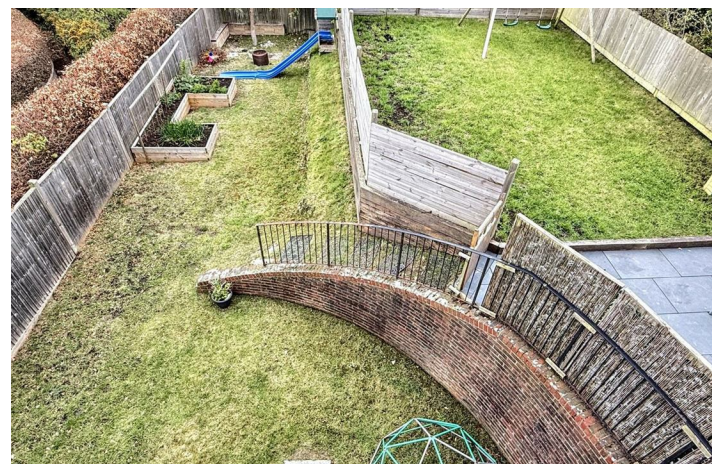


38 Farlaine Road,
Eastbourne, BN21 1XQ

Freehold

£755,000



5/6 Bedroom 2/3 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.



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Freehold

5/6 Bedroom 2/3 Reception 2 Bathroom

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Having been skilfully extended and lovingly refurbished to a high standard, this impressive detached family home provides versatile accommodation that is arranged over three floors and has five/six bedrooms and two/three receptions. Wood burners are notable features of both the triple aspect sitting room and the well equipped kitchen/dining room where bi folds open onto the front patio. The huge master bedroom is complimented by a stylish En Suite shower room/wc. There is also a luxury bath & shower room/wc and cloakrooms are on the middle and lower floors. Further benefits include a utility room, lawned and patio rear gardens where views towards the sea can be enjoyed and a large garden cabin/workshop. A gated driveway to the front provides off street parking for two/three vehicles. Local schools in Old Town, Rodmill shops and the Eastbourne and District Hospital are all close by whilst the town centre is approximately one and a half miles distant.

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£755,000

Main Features	Entrance Frosted composite double glazed door to-	Stairs from Ground to First Floor Landing Radiator. Access to loft (not inspected). Frosted double glazed window.
• Immaculate Extended Detached House	Vestibule Inner door to-	Master Bedroom 14'6 x 12'6 (4.42m x 3.81m) Radiator. Carpet. Double glazed window to front aspect with views towards South Downs and Willingdon Golf Course.
• 5/6 Bedrooms	Hallway Radiator. Understairs cupboard. Wood laminate flooring. Double glazed window to side aspect.	En Suite Shower Room/WC Walk in wet room style shower cubicle with wall mounted shower. Bespoke wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window.
• Two Cloakrooms	Cloakroom Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Wood laminate flooring. Frosted double glazed window.	Bedroom 2 13'0 x 10'4 (3.96m x 3.15m) Radiator. Wood laminate flooring. Double glazed window to rear aspect with distant sea view.
• Sitting Room	Study/Bedroom 5 13'11 x 8'6 (4.24m x 2.59m) Radiator. Wood laminate flooring. Double glazed window to front aspect.	Bedroom 3 12'3 x 8'6 (3.73m x 2.59m) Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to rear aspect with distant sea view.
• Utility Room	Utility Room 8'2 x 5'9 (2.49m x 1.75m) Range of units comprising of single drainer sink unit and mixer tap with worksurfaces and upstands and cupboards under. Space and plumbing for washing machine and tumble dryer. Wall mounted units. Tiled flooring. Radiator. Double glazed door to side aspect.	Bedroom 4 10'3 x 9'4 (3.12m x 2.84m) Radiator. Wood laminate flooring. Double glazed window to front aspect.
• Kitchen/Dining Room	Sitting Room 22'4 x 13'0 (6.81m x 3.96m) Radiator. Wood laminate flooring. Fireplace with wood burner, slate hearth and mantel above. Double glazed windows to rear and side aspect.	Luxury Bath & Shower Room/WC Freestanding bath with mixer tap. Large walk in shower cubicle with wall mounted shower. Bespoke wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Frosted double glazed window. Tiled flooring. Part tiled walls.
• En Suite Shower Room/WC & Bath and Shower Room/WC	Playroom/Bedroom 6 10'8 x 8'5 (3.25m x 2.57m) Radiator. Wood laminate flooring. Double glazed double doors to rear aspect.	Outside Landscaped front gardens with planted borders and Monocouche rendered walls screen the front patio whilst areas of lawn and patio to the rear are generous. There is gated side access.
• Landscaped Gardens	Stairs From Hall Floor to Lower Ground Floor	Parking There is a gated front driveway with off street parking for two/three vehicles with a garden cabin/workshop also included.
• Driveway	Kitchen/Dining Room/Family Room 23'3 x 10'4 (7.09m x 3.15m) Range of units comprising of butlers sink and mixer tap with surrounding worksurfaces and upstands with cupboards and drawers under. Inset four ring electric hob with electric double oven under and extractor above. Integrated dishwasher. Space and plumbing for American style fridge freezer. Range of wall mounted units. Wood burner. Tiled flooring. Ceiling speakers. Radiator. Double glazed window to rear aspect. Bifold doors to front patio. Door to-	
• Garden Cabin/Workshop	Cloakroom Wash hand basin with mixer tap. Low level WC. Tiled flooring.	