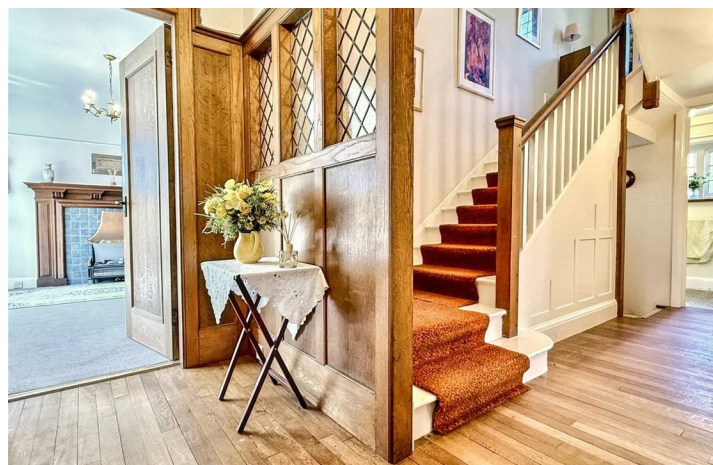


Rostellan, 5 Torfield Road,
Eastbourne, BN21 2HN

Freehold

£825,000



5 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.



TOWN PROPERTY



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Freehold

5 Bedroom 2 Reception 1 Bathroom

£825,000



Rostellan, 5 Torfield Road, Eastbourne, BN21 2HN

Occupying an exclusive position within Upperton, this elegant detached house has five bedrooms and two generous receptions whilst retaining considerable character. The property is notable for its wonderful Oak joinery, a sweeping staircase that incorporates a study area on the half landing and the covered rear terrace is accessed from the triple aspect sitting room. The lean to/garden room that runs front to back, offers scope for remodelling and further benefits include a cloakroom, bathroom and separate wc. Delightful lawned gardens with planted borders of flowers and shrubs compliment this outstanding home where parking is provided with a driveway that leads to the detached single garage. There is easy access to Motcombe Village with its eateries, Waitrose supermarket and the charming Gildredge Park. The town centre with its mainline railway station, Beacon shopping centre and picturesque seafront are all within close walking distance.

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Main Features

- Elegant Detached House
- Five Bedrooms
- Ground Floor Cloakroom
- Two Reception Rooms
- Kitchen/Breakfast Room
- Lean To Garden Room
- Study Area
- Bathroom & Separate WC
- Mature Lawn & Patio Garden
- Driveway & Garage

Entrance
Covered entrance with vale door to-

Vestibule
Ceramic tiled floor. Inner door to-

Hallway
Radiator. Understairs cupboard. Store cupboard. Wooden flooring. Door to rear aspect.

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

Dining/Family Room
15'1 x 14'7 (4.60m x 4.45m)
Radiator. Carpet. Fireplace with tiled surround and mantel above. Double glazed bay window to front aspect. Frosted tile window to side aspect.

Triple Aspect Sitting Room
19'4 x 13'5 (5.89m x 4.09m)
Radiator. Carpet. Ornate fireplace surround with tiled inset and mantel above. Double glazed bay window to front aspect. Double glazed window to side and rear aspect. Double glazed double doors to covered rear terrace.

Kitchen/Breakfast Room
15'5 x 13'7 (4.70m x 4.14m)
Range of units comprising of double bowl sink unit with mixer tap and part tiled walls, surrounding worksurfaces with cupboards and drawers under. Integrated four ring electric hob and eye level oven and grill. Range of wall mounted units and extractor. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. Door to-

Rear Lobby
Wall mounted gas boiler.

Lean to Garden Room
31'8 x 7'3 (9.65m x 2.21m)
Gated to front. Glazed door and adjacent window to rear aspect.

Stairs from Ground to Half Landing Study Area
Radiator. Window to rear.

Stairs from Study Area to First Floor Landing
Linen cupboard. Access to loft (not inspected).

Bedroom 1
13'7 x 13'10 (4.14m x 4.22m)
Radiator. Carpet. Double glazed windows to front and side aspect.

Bedroom 2
13'11 x 13'3 (4.24m x 4.04m)
Radiator. Carpet. Pedestal wash hand basin. Double glazed windows to front and side aspect.

Bedroom 3
13'9 x 8'0 (4.19m x 2.44m)
Radiator. Carpet. Pedestal wash hand basin. Double glazed window to rear aspect. Frosted window to side aspect.

Bedroom 4
8'8 x 7'9 (2.64m x 2.36m)
Radiator. Built in wardrobe. Carpet. Wall mounted wash hand basin. Double glazed window to front aspect.

Bedroom 5
13'8 x 6'10 (4.17m x 2.08m)
Radiator. Carpet. Eaves storage. Double glazed window to front aspect. Door to landing.

Bathroom
Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted window.

WC
Low level WC. Frosted window.

Outside
Mature lawned and patio gardens are arranged to the front and rear with planted flower and shrub borders where wild garlic is abundant.

Parking
A driveway provides off street parking.

Garage
18'99 x 8'46 (5.49m x 2.44m)
Up and over door. Water tap.

COUNCIL TAX BAND = G

