

The Magpies,
44 Downside Close,
Eastbourne, BN20 8EL

Freehold

Guide Price
£440,000



 4 Bedroom  2 Reception  1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com [01323 412200](tel:01323412200)

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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GUIDE PRICE £440,000 TO £460,000

A well presented detached family home with great kerb appeal, located in the highly sought-after Old Town area, renowned for its excellent local schools, nearby parks, and easy access to the South Downs National Park and local amenities. This spacious property features a driveway with parking for three cars in tandem, a garage, and a welcoming porch. Inside, the ground floor offers a WC, entrance hall opening onto a generous lounge, dining room, and a fitted kitchen. Upstairs, there are four well proportioned bedrooms and a modern family bathroom - ideal for comfortable family living in a prime location.

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Main Features

- Well Presented Old Town Detached House
- 4 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom/WC
- Polished Resin Flooring
- Lawned & Patio Rear Garden
- Tandem Driveway Leading To Garage

Entrance
Pathway to front door.

Hallway
Radiator. Polished resin flooring. Double glazed front door. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Wash Hand basin. Radiator. Double glazed window to side aspect.

Lounge
16'8 x 11'0 (5.08m x 3.35m)
3 radiators. Understairs cupboard. Polished resin flooring. Double glazed window to front aspect. Double doors to -

Dining Room
11'5 x 9'1 (3.48m x 2.77m)
Double doors from lounge. Radiator. Polished resin flooring. Serving hatch to kitchen. Double glazed windows and door to rear aspect leading to the garden.

Fitted Kitchen
15'0 x 10'1 (4.57m x 3.07m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Serving hatch to dining room. Double glazed window to rear aspect. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing:
Airing cupboard. Loft access with ladder (not inspected). Double glazed window to side aspect.

Bedroom 1
13'11 x 9'4 (4.24m x 2.84m)
Radiator. Built-in wardrobes. Double glazed window to rear aspect.

Bedroom 2
12'8 x 9'6 (3.86m x 2.90m)
Radiator. Built-in wardrobes. Double glazed window to front aspect.

Bedroom 3
9'8 x 8'11 (2.95m x 2.72m)
Radiator. Double glazed window to front aspect.

Bedroom 4
9'11 x 7'9 (3.02m x 2.36m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Frosted double glazed window.

Outside
Rear Garden: Mainly laid to lawn with patio area adjoining the house plus a covered seating area, fenced boundaries and gate for side access.

Front Garden: Laid to lawn with planted borders and a selection of flowers & Rose bushes and pathway to front door.

Parking
There is a tandem driveway to the side with space for 3 vehicles, leading to -

Garage
With up & over door and power.

EPC = C

Council Tax Band = E

