

30 Letheren Place,
Eastbourne, BN21 1HL

Freehold

£540,000



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.



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Situated on the borders of Summerdown and Old Town, this delightful four bedroom detached residence is located within the prestigious Letheren Place development, originally the site of the Union Workhouse and later St. Mary's Hospital built by McLean Homes approximately 35 years ago. The property features a bay fronted sitting/dining room that flows into an adjoining conservatory, creating a bright and welcoming living space. A well appointed kitchen/breakfast room offers access to a separate utility room, while additional conveniences include a cloakroom, a family bathroom/WC and a newly fitted En suite shower room/WC serving the principal bedroom. Further benefits include an integral garage and a full width driveway providing ample off street parking. The westerly facing rear garden is laid to lawn and patio, with attractive planted borders and gated side access. Ideally located, the home is within walking distance of outstanding local schools, Albert Parade shops and Waitrose supermarket. Gildredge Park and Eastbourne town centre are also easily reached via excellent nearby bus links.

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Main Features

- Detached House
- 4 Bedrooms
- Sitting Room & Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- En Suite Shower Room/WC & Family Bathroom/WC
- Driveway & Garage
- Westerly Facing Rear Garden

Entrance
Covered entrance with frosted double glazed door.

Hallway
Carpet. Radiator. Frosted double glazed window.

Sitting Room
15'11 x 13'1 (4.85m x 3.99m)
Carpet. Radiator. Fireplace surround with mantel above and inset gas fire. Double glazed window to front aspect.

Dining Room
10'8 x 8'5 (3.25m x 2.57m)
Carpet. Radiator. Double glazed sliding door to-

Conservatory
13'2 x 9'7 (4.01m x 2.92m)
Tiled flooring. Double glazed windows. Double glazed double doors to rear.

Kitchen/Breakfast Room
10'4 x 10'0 (3.15m x 3.05m)
Range of units comprising of worksurfaces with cupboards and drawers under. Integrated fridge freezer. Space for electric cooker. Range of wall mounted units. Understairs cupboard. Luxury vinyl flooring. Door to integral garage. Double glazed window to rear aspect. Archway to-

Utility Room
5'10 x 5'4 (1.78m x 1.63m)
Worktop with inset single drainer sink unit with cupboards under. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Radiator. Luxury vinyl flooring. Door to garden.

Cloakroom
Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Airing cupboard. Access to loft (not inspected).

Master Bedroom
12'10 x 9'8 (3.91m x 2.95m)
Carpet. Radiator. Built in wardrobe. Double glazed window to front front aspect.

New En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Wash hand basin and mixer tap set in vanity unit. Low level WC. Heated towel rail. Part tiled walls. Frosted double glazed window.

Bedroom 2
10'9 x 8'8 (3.28m x 2.64m)
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
8'3 x 8'9 (2.51m x 2.67m)
Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 4
8'1 x 8'0 (2.46m x 2.44m)
Carpet. Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Part tiled walls. Frosted double glazed window.

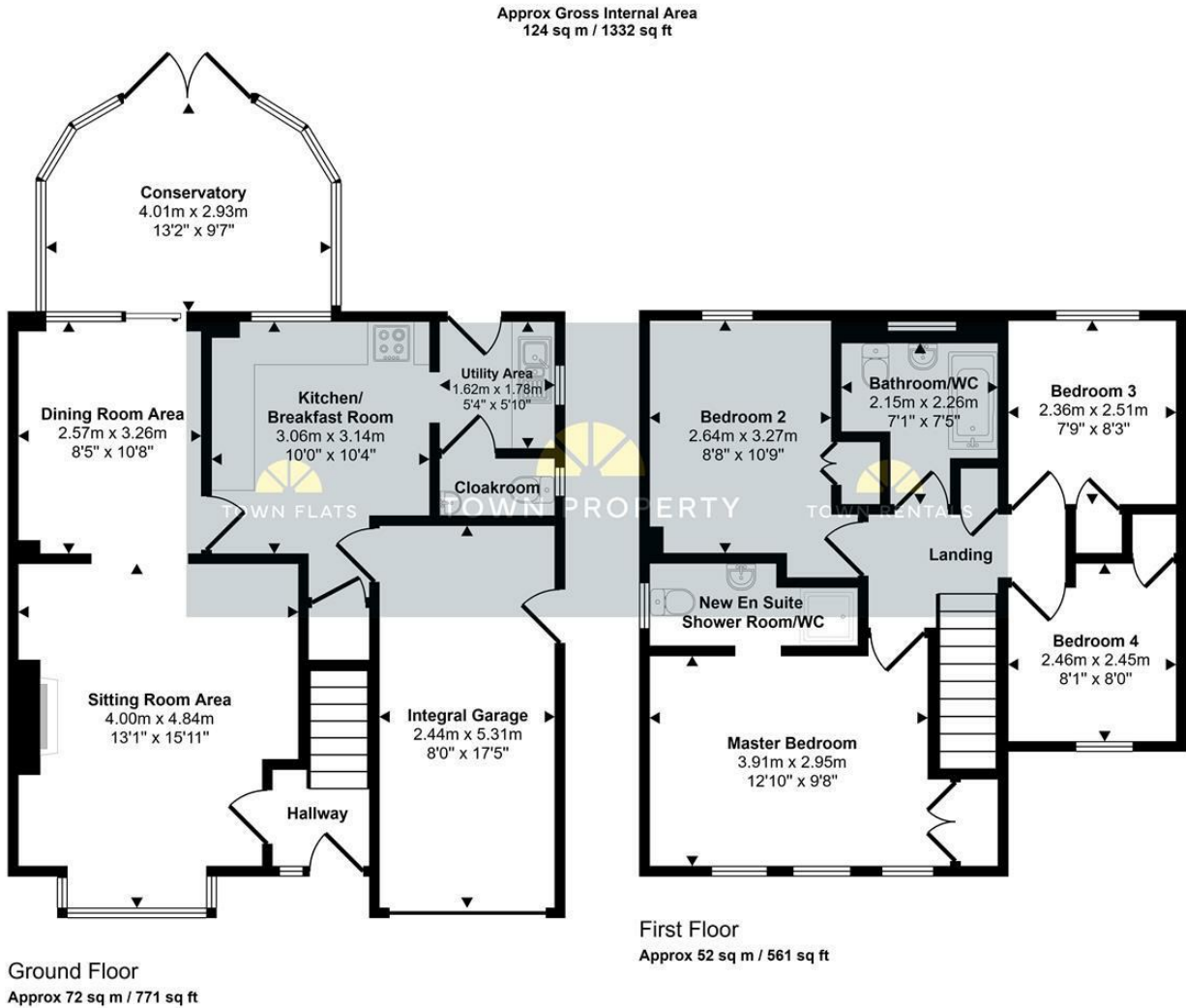
Outside
The lovely rear gardens enjoy a pleasant Westerly aspect with areas of lawn, patio and planted flower and shrub borders. There is also gated side access.

Parking
A full width driveway to the front provides ample off street parking and leads to the integral garage.

Integral Garage
17'5 x 8'0 (5.31m x 2.44m)
Up and over door, electric light and power and wall mounted gas boiler. There is also a door to the garden and hallway.

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.