

1 Columbus Drive,
Eastbourne, BN23 6RR

Freehold

£499,950



4 Bedroom 4 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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This substantial detached four bedroom home presents a rare opportunity for buyers seeking space and potential. The property boasts four versatile reception rooms, as well as a generous kitchen, utility room, ground floor WC and three bathrooms (two of which are En-Suites). A double garage with a spacious double driveway provides ample parking, while the wrap around garden to the rear and side offers plenty of scope for outdoor living and entertaining. Offered chain free, the home is dated throughout but provides an excellent blank canvas for modernisation, making it ideal for those looking to create their perfect family residence. The location further enhances the appeal, set on the borders of Langney Point and the South Harbour. Excellent transport links, local shops, Eastbourne's picturesque seafront, the Harbour and Princes Park are all within easy reach. Eastbourne Town Centre lies approximately three miles away, offering a comprehensive range of shopping and leisure facilities, along with a mainline railway station providing direct connections to London and beyond. This property combines generous proportions, a sought after setting and tremendous potential, making it a truly exciting opportunity.

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Main Features

- CHAIN FREE Detached House
- 4 Bedrooms
- 4 Reception Rooms
- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Two En Suite Shower Rooms/WC
- Family Bathroom/WC
- Lawned Rear Garden
- Driveway & Double Integral Garage

Entrance
Double glazed front door to-

Hallway
Radiator. Storage cupboard. Understairs cupboard.

Lounge
15'7 x 14'5 (4.75m x 4.39m)
Two radiators. Feature fireplace with inset gas fire. Double glazed windows to rear. Double glazed patio doors to garden. Doors to-

Dining Room
11'4 x 9'2 (3.45m x 2.79m)
Two radiators. Dual aspect room with double glazed windows to front and side aspects.

Kitchen
15'6 x 8'0 (4.72m x 2.44m)
Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Inset gas hob with electric oven under. Space for appliance. Radiator. Part tiled walls. Double glazed windows to rear and side aspects. Door to-

Utility Room
6'7 x 5'2 (2.01m x 1.57m)
Fitted base unit with worktop, inset sink unit and mixer tap. Space and plumbing for two appliances. Boiler. Double glazed door to side.

Cloakroom
Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Study
7'6 x 6'6 (2.29m x 1.98m)
Radiator. Double glazed window to side aspect.

Reception Room
9'11 x 9'7 (3.02m x 2.92m)
Radiator. Fitted shelving throughout. Double glazed window to front aspect. Door to garage.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard. Loft access (not inspected)

Bedroom 1
16'9 x 9'7 (5.11m x 2.92m)
Radiator. Built in wardrobe. Walk in wardrobe with double glazed window. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Frosted double glazed window.

Bedroom 2
11'10 x 10'0 (3.61m x 3.05m)
Radiator. Built in wardrobe. Double glazed window to rear aspect. Door to-

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Radiator. Extractor fan. Frosted double glazed window.

Bedroom 3
10'2 x 9'0 (3.10m x 2.74m)
Radiator. Built in wardrobe. Double glazed window to rear.

Bedroom 4
9'3 x 8'4 (2.82m x 2.54m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Extractor fan. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with part fenced part walled boundaries, wrapping around the rear and side of the house with a gate for side access.

Garage
18'0 x 16'10 (5.49m x 5.13m)
Double garage with power. Door to rear garden.

Parking
A driveway provides off road parking for two vehicles.

EPC = C

COUNCIL TAX BAND = F

