

8 Wish Road,
Eastbourne,
BN21 4NX

Freehold

£325,000



 2 Bedroom  1 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 £325,000-£350,000

An exceptionally rare opportunity to acquire one of just two brand new freehold mews houses, newly built and finished to an exacting standard. Each property offers a stylish and practical layout with a fully fitted high specification kitchen featuring integrated appliances and under counter lighting. The ground floor includes a WC, while the first floor provides two double bedrooms and a beautifully appointed family bathroom - both bathrooms benefitting from underfloor heating. The landing also offers a useful space, ideal for a home office, while cleverly designed large storage areas beneath the houses add valuable practicality. Owned solar panels further enhance the sustainability and efficiency of these unique homes. Set on Wish Road within the highly desirable Devonshire Quarter, residents will also benefit from access to the landscaped communal gardens of Hardwick House, along with bicycle storage and a bin store. Perfectly positioned, the development is within easy walking distance of Eastbourne's award winning seafront, The Beacon Shopping Centre, the mainline train station and a host of cultural attractions including the Congress Theatre and International Tennis Centre. With only two homes available, this is a rare chance to secure a beautifully finished and energy efficient residence in one of Eastbourne's most sought after settings.

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Main Features

- Exclusive Development Of Just Two Brand New Mews Houses
- Two Double Bedrooms Plus Useful Landing Space Ideal For A Home Office
- Fully Fitted Contemporary Kitchen With Integrated Appliances & Under Counter Lighting
- Stylish Family Bathroom & Ground Floor WC, Both With Underfloor Heating
- Owned Solar Panels Providing Energy Efficiency & Sustainability
- Cleverly Designed With Large Storage Areas Beneath The Houses
- Access To Landscaped Communal Gardens, Bicycle Storage And Bin Store Of Hardwick House
- Offered CHAIN FREE With 10 Year New Build Warranty
- Prime Wish Road Location In The Sought-After Devonshire Quarter
- Walking Distance To Seafront, Train Station, Shopping Centre & Theatres

Entrance

Hallway
Meter cupboard. Door to rear communal gardens.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Underfloor heating.

Double Aspect Open Plan Lounge/Fitted Kitchen
19'0 x 17'3 (5.79m x 5.26m)
Radiator. Double glazed windows to front and rear aspects.

Fitted Kitchen Area
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset induction hob, electric oven and extractor cooker hood above. Integrated fridge/freezer, dishwasher, washer/dryer and wine cooler.

Stairs from Ground to First Floor Landing:
Suitable space for a home office. Radiator. Airing cupboard.

Bedroom 1
13'3 x 9'1 (4.04m x 2.77m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 2
9'6 x 7'8 (2.90m x 2.34m)
Radiator. Storage cupboard. Double glazed window to front aspect.

Modern Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Extractor fan. Shaver point. Heated towel rail. Underfloor heating. Double glazed Velux window to front aspect.

Outside
Landscaped communal garden which adjoins Hardwick House. Access to Hardwick Road. Secure cycle storage and bin store.

Other Details
Low level storage underneath the house.

AGENTS NOTE:
* Owned solar panels.
* There is an annual service charge of £1354.87 per annum per Mews House

EPC = C

Council Tax Band = TBA

