

9 Charleston Road,
Eastbourne, BN21 1SE

Freehold

£625,000



4 Bedroom 2/3 Reception 1 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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Located on the outskirts of Motcombe Village and just yards from the delightful Park and Waitrose supermarket, this double bay fronted Period home is semi detached and arranged with spacious and well planned accommodation. Comprising of a large kitchen/dining room which opens onto the mature rear gardens, the sitting room has an open fire and there is also a family room/study with both rooms having a front aspect. There are four first floor bedrooms, three of which are generous doubles and further benefits include a cloakroom and first floor bath & shower room/wc. The mature rear gardens have areas of Indian sandstone patio, lawn and borders stocked with palms trees, flowers and shrubs. A greenhouse, store/workshop and brick built garden shed further compliment this lovely garden. The surrounding area is well served with schools for all age groups, bus links into town and a number of eateries and local shops.

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Main Features

- Period Semi Detached House
- Double Fronted
- 4 Bedrooms
- Cloakroom
- Sitting Room
- Family Room/Study
- Kitchen/Dining Room
- Bath & Shower Room/WC
- Mature Rear Garden
- Gas Central Heating Throughout

Entrance

Frosted double glazed door to-

Porch

Inner door to-

Hallway

Radiator. Understairs cupboard. Wood laminate flooring. Decorative fireplace with mantel above. Double glazed window to rear aspect. Double glazed door to rear garden.

Cloakroom

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

Sitting Room

14'2 x 11'7 (4.32m x 3.53m)
Wood laminate flooring. Radiator. Ornate open fireplace with mantel above. Sash bay window to front aspect.

Family Room/Study

14'9 x 11'6 (4.50m x 3.51m)
Wood laminate flooring. Tiled hearth. Radiator. Sash bay window to front aspect.

Kitchen/Dining Room

21'11 x 11'4 (6.68m x 3.45m)
Range of bespoke hand crafted units including double butlers sink and mixer tap with surrounding wooden worksurfaces with cupboards and drawers under. Inset four ring electric hob with double electric oven under. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. Range of wall mounted units. Radiator. Tiled and wood laminate flooring. Double glazed windows to side aspect. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing

Store cupboard. Sash window to rear aspect.

Bedroom 1

16'1 x 14'8 (4.90m x 4.47m)
Radiator. Carpet. Built in wardrobe. Sash window to front aspect.

Bedroom 2

14'4 x 11'2 (4.37m x 3.40m)
Radiator. Carpet. Sash window to front aspect.

Bedroom 3

12'0 x 11'11 (3.66m x 3.63m)
Radiator. Carpet. Airing cupboard housing gas boiler. Sash window to rear aspect.

Bedroom 4

9'10 x 8'5 (3.00m x 2.57m)
Radiator. Carpet. Sash window to rear aspect.

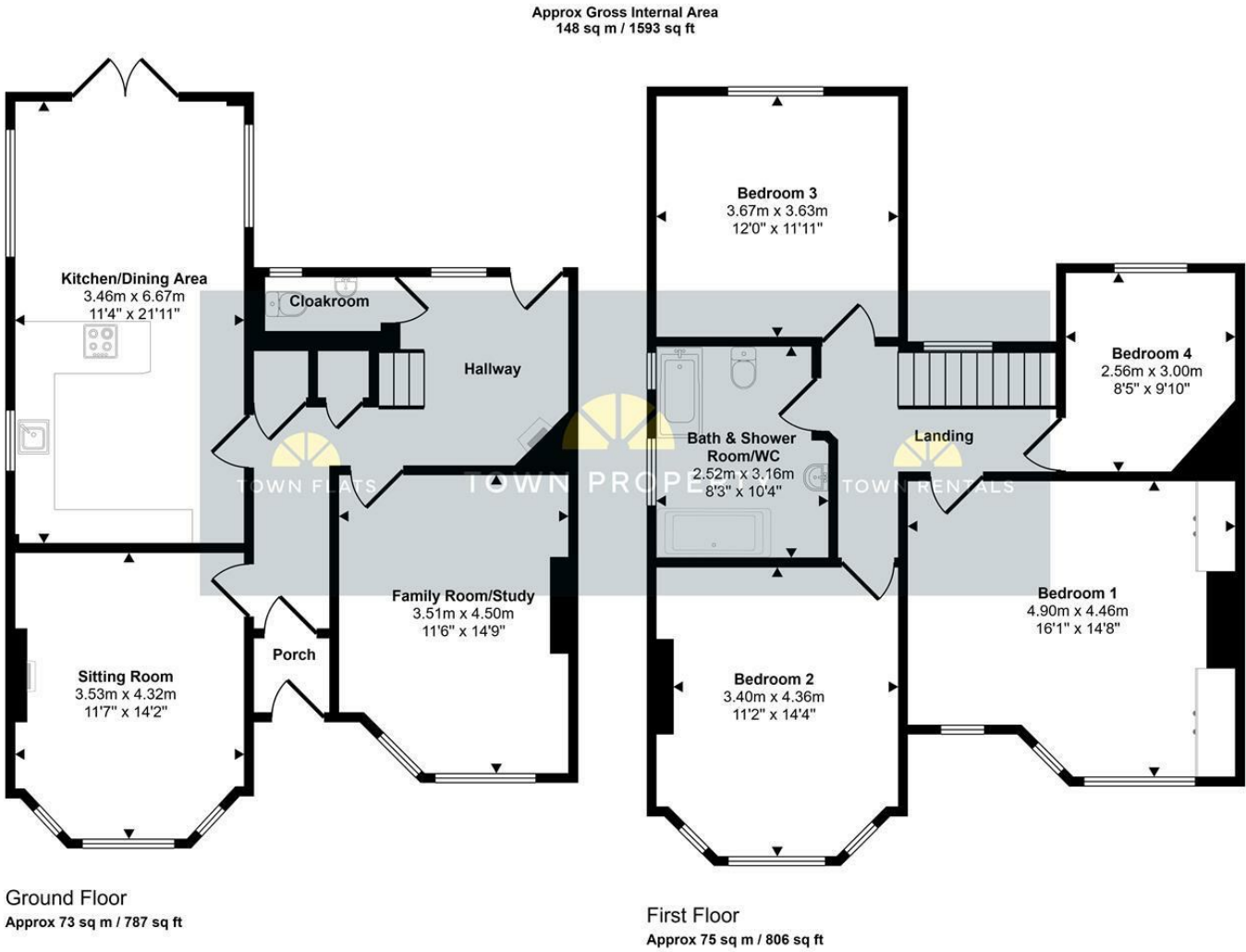
Bath & Shower Room/WC

Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Wash hand basin with mixer tap. Low level WC. Two heated towel rails. Fully tiled walls. Tiled flooring. Underfloor heating. Access to loft (not inspected). Frosted window.

Outside

The lovely Cottage style gardens here feature area's of lawn, Indian sandstone patio, a range of fruit trees and well stocked borders. There is also greenhouse and two further brick built sheds/workshops. There is also gated side access.

COUNCIL TAX BAND = E



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.