



8 Pashley Road, Eastbourne, BN20 8DU

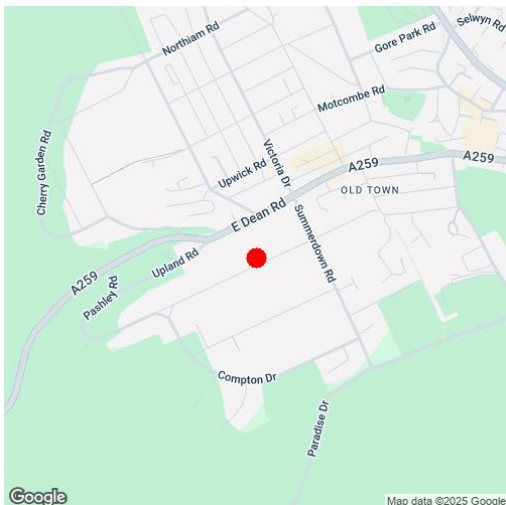
Guide Price £1,200,000 - £1,250,000 | Freehold

LS Leaper
Stanbrook

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01323 416716

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01323 737962

A magnificent five bedroom detached 1920's residence with superb ground floor rear extension, set within delightful 180' southerly facing gardens, in the much favoured Summerdown area of Eastbourne. The well presented and beautifully appointed accommodation comprises, a shower room/wc, and two generous independent reception rooms in addition to the 26' x 23' open plan kitchen/dining /family room with bi-fold doors from the dining area opening onto the rear garden. The kitchen area has a comprehensive range of modern wall and base units beneath contoured work surfaces together with integrated twin Neff ovens, a five burner gas hob, and dishwasher with space for an American-style fridge/freezer. There is plumbing for a washing machine in the utility room. There are four double bedrooms on the first floor, served by a beautifully appointed bathroom with both a bath and shower cubicle, whilst the fifth bedroom is on the second floor. The house is set within delightful southerly facing gardens that enjoy considerable privacy from neighbouring properties. There are defined areas, with a sun deck, large lawn and an abundance of mature trees and shrubs. There is ample off-road parking to the front of the house in addition to the detached garage. Other benefits include gas central heating, and sealed unit double glazed windows to the rear elevation and double glazed units in wood surrounds to the front. The house enjoys views to The Royal Eastbourne Golf Course which is within a few hundred yards, whilst Eastbourne town centre and railway station are little more than a half mile away.





At a Glance:

- Favoured Summerdown location
- Superb 180' south facing gardens
- Magnificent 25' x 23' open plan kitchen/family/dining room
- Two further reception rooms
- Five double bedrooms
- Two re-fitted bath/shower rooms
- Garage and ample off-road parking
- Gas central heating
- Double glazing

Accommodation:

VESTIBULE

HALL

SHOWER ROOM/WC

SITTING ROOM

20'0" (6.1m) Into Bay x 13'0" (3.96m)

STUDY

15'6" (4.72m) x 10'10" (3.3m)

KITCHEN/FAMILY/DINING ROOM

26'9" (8.15m) x 23'0" (7.01m) Max

UTILITY ROOM

10'0" (3.05m) x 5'0" (1.52m)

FIRST FLOOR LANDING

BEDROOM 1

20'0" (6.1m) Into Bay x 13'0" (3.96m)

BEDROOM 2

13'10" (4.22m) x 11'8" (3.56m)

BEDROOM 3

14'6" (4.42m) x 10'6" (3.2m)

BEDROOM 4

14'6" (4.42m) x 10'6" (3.2m)

BATHROOM/WC

SEPARATE WC

STAIRS TO SECOND FLOOR

BEDROOM 5/HOBBIES ROOM

21'0" (6.4m) x 10'2" (3.1m) Max

OUTSIDE

GARDENS FRONT AND REAR

GARAGE

and ample additional off-road parking

COUNCIL TAX

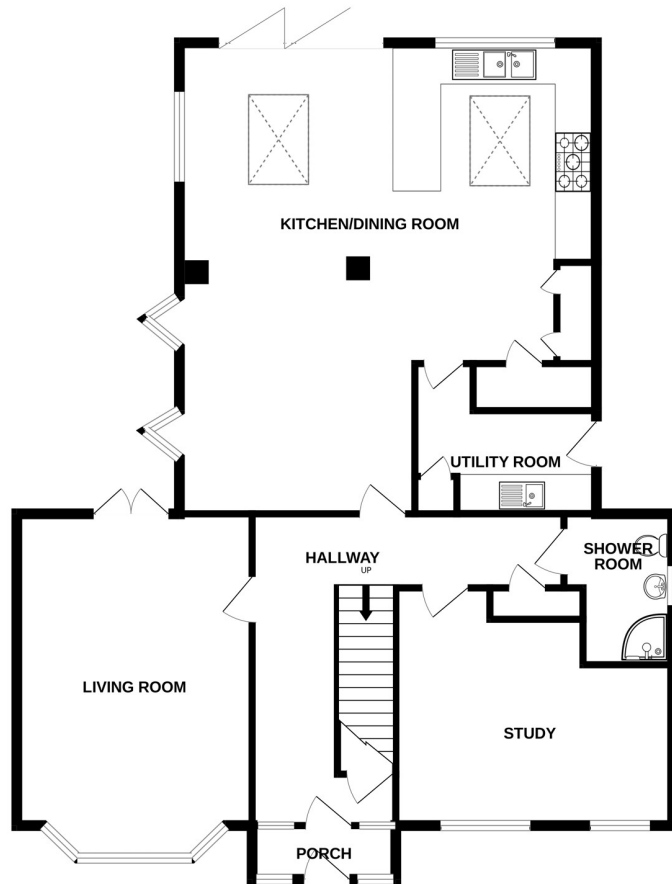
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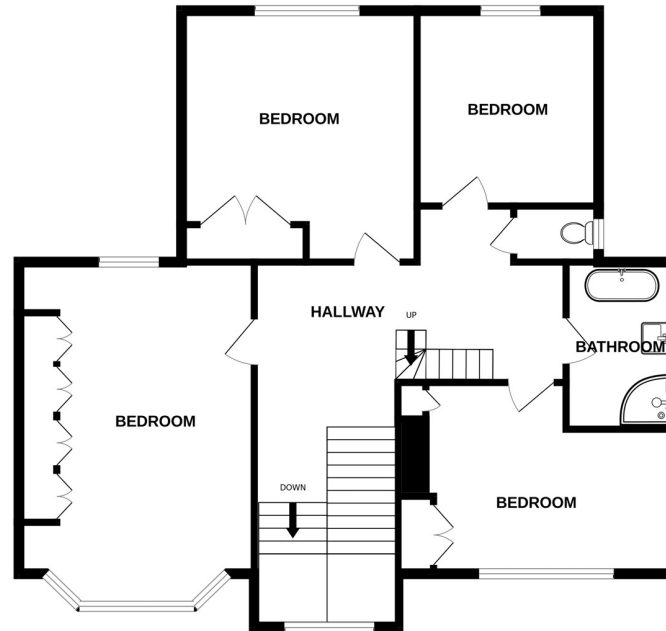
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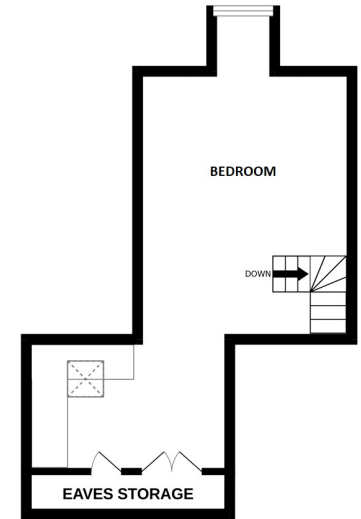
GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
962 sq.ft. (89.4 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 2499 sq.ft. (232.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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