



65 Pashley Road, Eastbourne, BN20 8EA

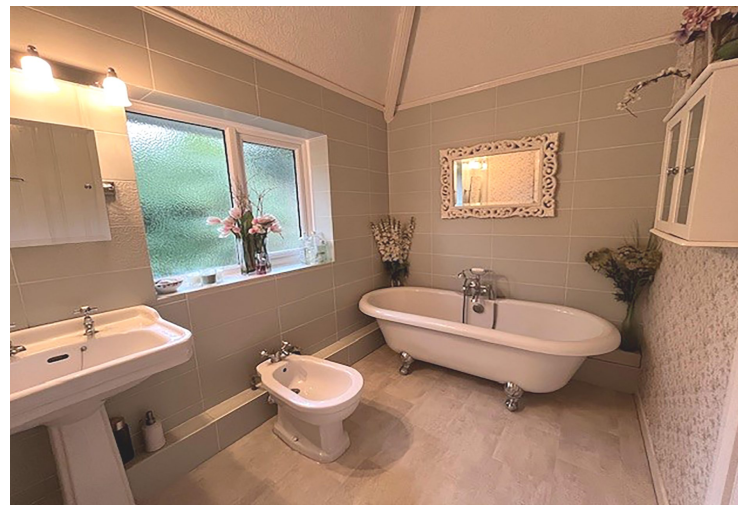
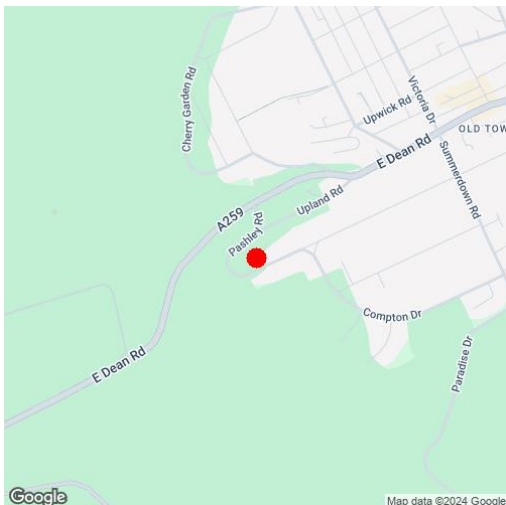
Offers in Excess of £795,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A very well appointed four bedroom detached residence of individual design, taking full advantage of its elevated position affording truly exceptional views across The Royal Eastbourne Golf Course and to the sea. The accommodation has been thoughtfully designed with most of the principal rooms arranged to the front of the house fully exploiting the glorious views. The ground floor comprises two generous reception rooms together with a well fitted kitchen/breakfast room with a walk-in pantry and a comprehensive range of modern wall and base units set beneath quartz work surfaces. Integrated appliances include a fridge/freezer and dishwasher with space for a Range-style cooker. A staircase rises to a well-lit landing which provides access to the four bedrooms and two well appointed bath/shower rooms. The bathroom has a period style suite with roll-top bath with ball and claw feet whilst the shower room has also been re-fitted in recent years. The house is set within delightful mature landscaped gardens enjoying considerable privacy, laid principally to lawn with an abundance of mature trees and shrubs to the rear and a paved seating area to the front. Other benefits include gas central heating, sealed unit double glazed windows, (installed within the last 2 years) and a garage with electric door and EV charging point. Enviably located in the much favoured Summerdown area, flanked by The South Downs National Park, local amenities include a Waitrose store, whilst the town centre, railway station and seafront are little more than 1 mile away.





At a Glance:

- Breathtaking views to the sea and the Royal Eastbourne Golf Course
- Favoured Summerdown location
- Four bedrooms
- Two re-fitted bath/shower rooms
- Two generous reception rooms
- Beautifully fitted kitchen
- Mature landscaped gardens
- Garage
- Gas central heating & sealed unit double glazing
- No onward chain

Accommodation:

ENTRANCE PORCH

ENTRANCE LOBBY

CLOAKROOM

RECEPTION HALL

SITTING ROOM

22'8" (6.91m) x 15'4" (4.67m)

DINING ROOM

15'8" (4.78m) x 15'0" (4.57m)

KITCHEN/BREAKFAST ROOM

15'4" (4.67m) x 14'0" (4.27m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM 1

14'2" (4.32m) x 14'0" (4.27m)

BEDROOM 2

14'10" (4.52m) x 12'9" (3.89m)

BEDROOM 3

11'10" (3.61m) x 8'5" (2.57m)

BEDROOM 4

9'10" (3m) x 8'8" (2.64m)

BATHROOM

SHOWER ROOM

SEPARATE WC

OUTSIDE:

APPROX 80' REAR GARDEN

GARAGE

16'0" (4.88m) x 12'0" (3.66m)

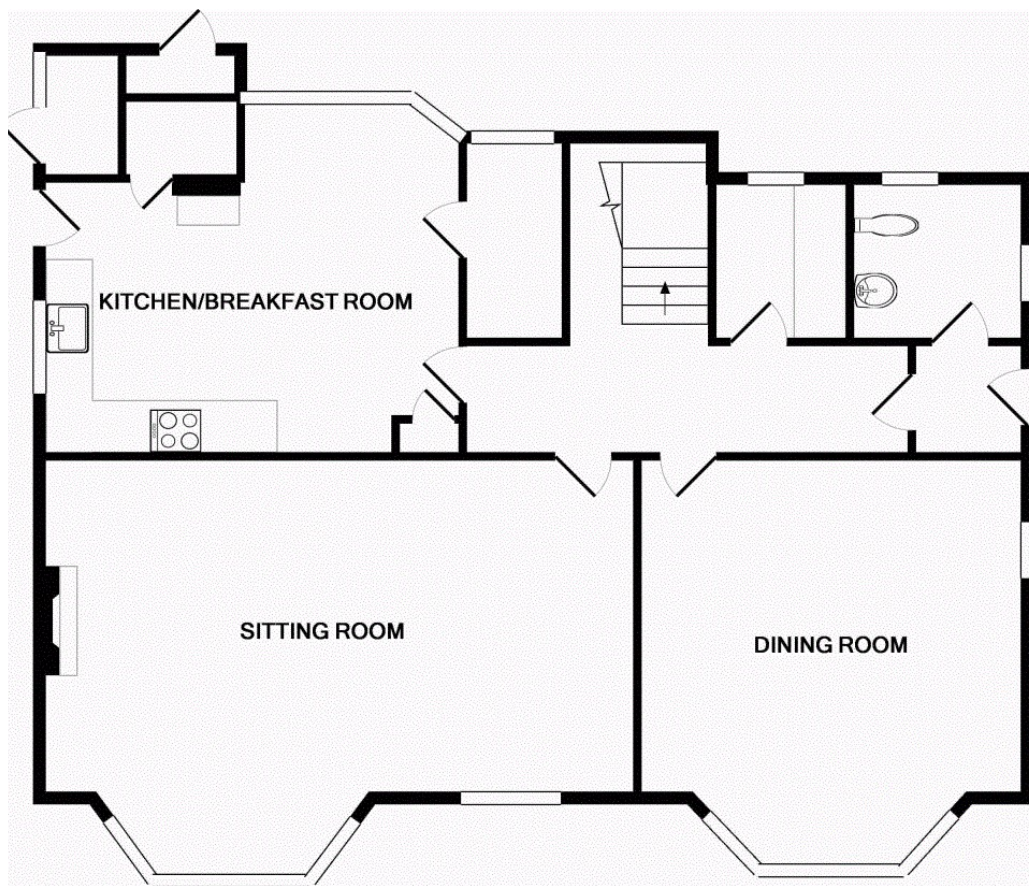
COUNCIL TAX

Band "G"

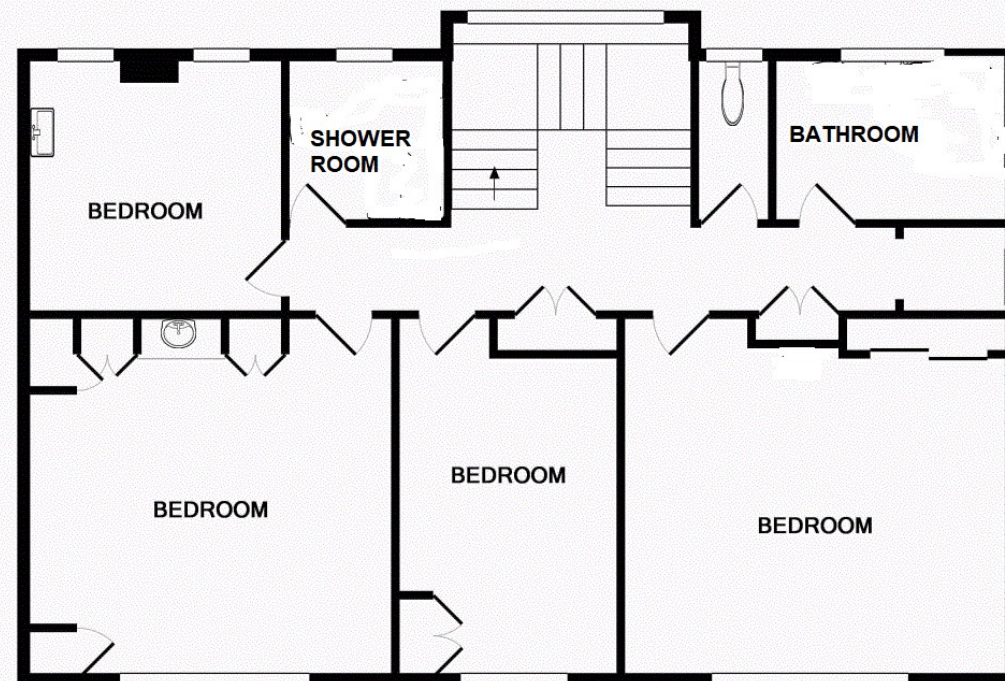
EPC

Band "C"





GROUND FLOOR
APPROX. FLOOR
AREA 1014 SQ.FT.
(94.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 908 SQ.FT.
(84.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1922 SQ.FT. (178.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
Made with Metropix ©2015

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk