



65 Pashley Road, Eastbourne, BN20 8EA

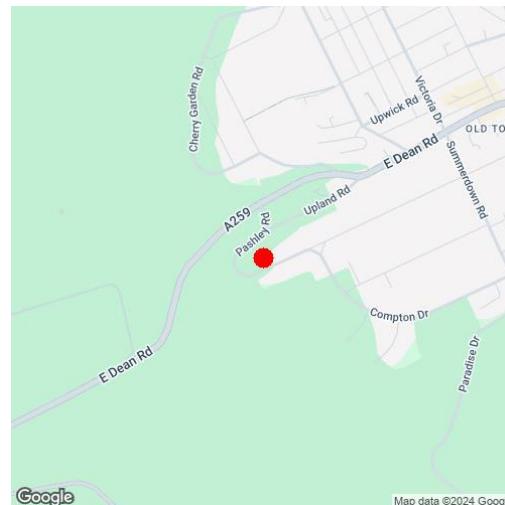
Price £775,000 | Freehold

 **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. Enviable 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" (4.8m) 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 "C"

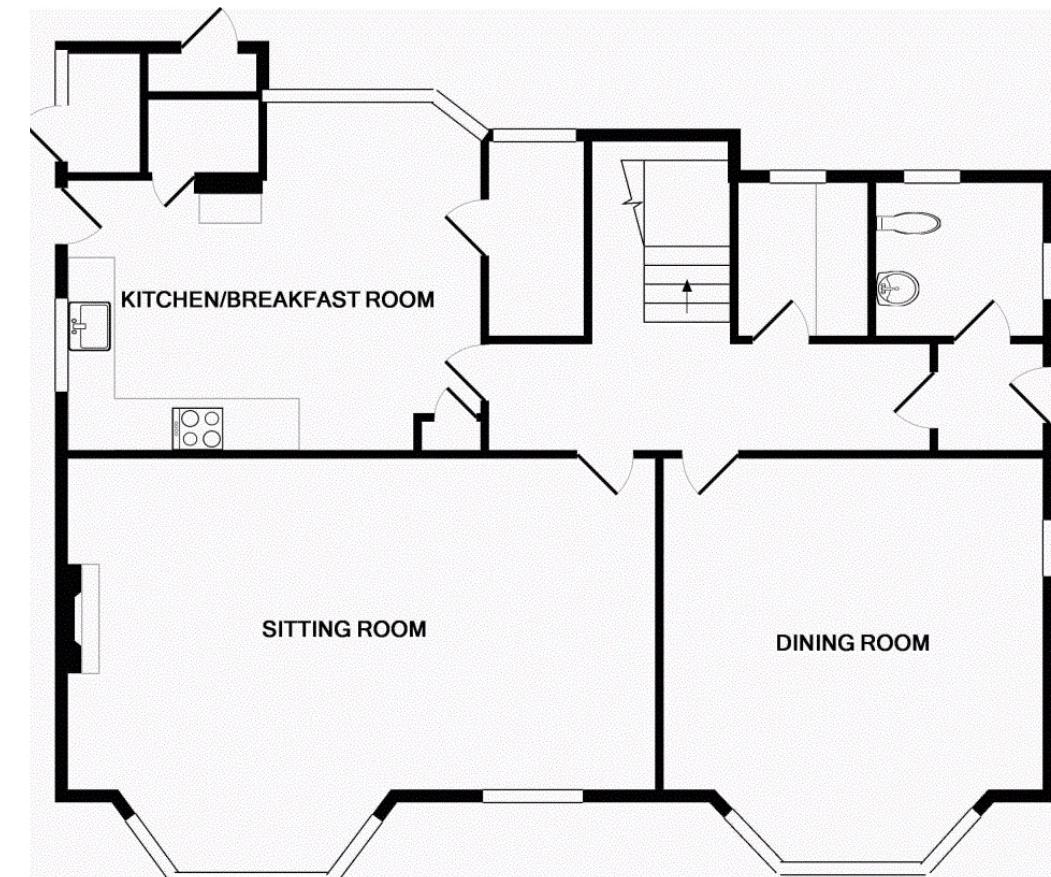
EPC

Band "D"

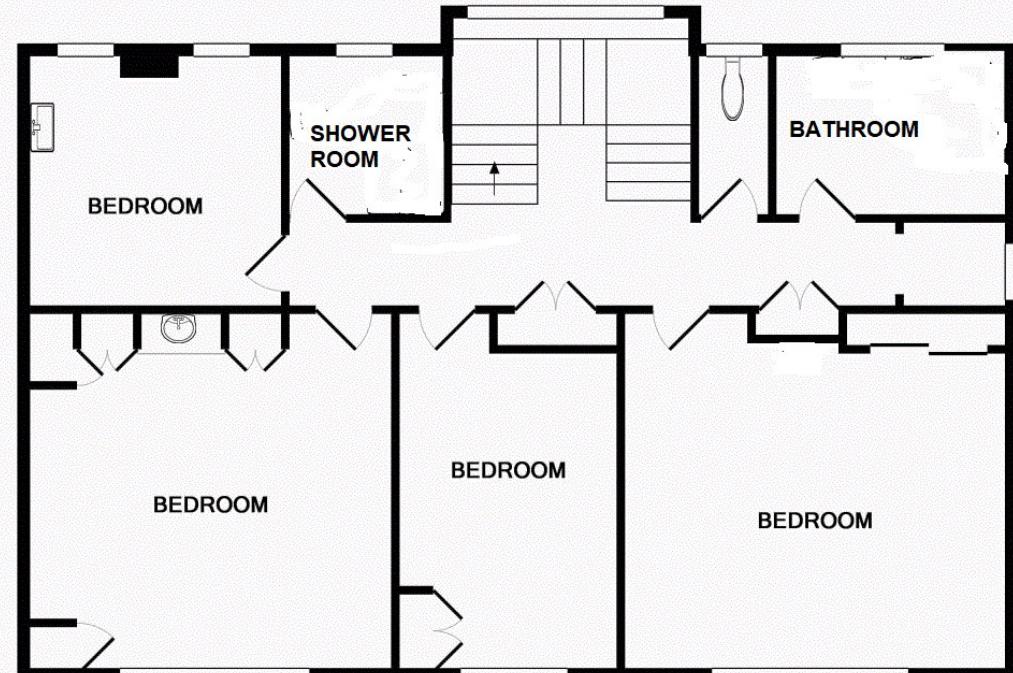
NOTE FROM VENDOR

"We moved into this house 15 years ago and knew instantly that it was the right house for us. The views were sublime and we never tire of looking out across the golf course and the Downs to the sea, which is different every day. We have had a fantastic time here, the size of the rooms contributing to that sense of space, the privacy, the neighbours, the road. It really is the perfect set for such a wonderful home. Yes, there are steps up to the house, with two separate entrances, front and back but the steps are shallow, wide stone steps that are in great condition. This means that we are never overlooked and the views from all the front rooms along with the front and rear gardens are sublime. We have loved entertaining here, especially from the front patio in summer evenings, again private, elevated and enclosed, fabulous. Over the last few years, we have replaced the kitchen, bathrooms and all the windows, guttering, soffits etc to make it even more homely and secure. The community we have here is wonderful and contributes to the feeling of belonging, including street parties and the Christmas Carols with the Salvation Army that takes place every year in the triangle, a few doors down from our house. The house is the perfect start and end point for a wonderful dog walk across the downs, to Beachy Head and on to Birling Gap along the Seven Sisters. Or my favourite, a trail bike ride across the downs and then back through Friston Forest. The secure garage with electricity, water, remote electric door and electric car charging installed provides peace of mind and space for car and bikes. Although we now need to move to be closer to our family, we will continue to be back at weekends to visit our friends, to enjoy our walks and of course the scenery!"





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 purchaser.
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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.

 **Leaper
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716
28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk
email
sales@leaperstanbrook.co.uk