



Summerdown Road, BN20 8DT
Asking Price £799,950

EMSLIE &
TARRANT

22 Summerdown Road, Eastbourne, BN20 8DT

ENVIABLY SITUATED IN THE HIGHLY SOUGHT-AFTER SUMMERDOWN AREA OF EASTBOURNE – A SUBSTANTIAL AND BEAUTIFULLY PRESENTED FIVE BEDROOM EDWARDIAN BAY FRONTED SEMI-DETACHED HOUSE OF CONSIDERABLE CHARACTER, SET WITHIN AN IMPRESSIVE WESTERLY FACING REAR GARDEN EXTENDING TO APPROXIMATELY 150', WITH GARAGE AND OFF-ROAD PARKING.

Having undergone a comprehensive programme of improvement by the current owners, the property has been transformed into a particularly impressive family home, with considerable attention given to both the presentation and functionality of almost every aspect of the accommodation. The result is a wonderful combination of original Edwardian character and contemporary family living, with many of the property's inherent period features retained and complemented by the extensive updating carried out throughout.

The generously proportioned accommodation extends to approximately 2,218 sq ft over three floors and provides exceptional flexibility for modern family life. The ground floor features a spacious entrance hall, bay fronted sitting room, separate dining room, superbly appointed kitchen/breakfast room and a particularly useful utility room, together with a ground floor cloakroom.

The first floor provides three excellent bedrooms, including a particularly impressive principal bedroom, together with a family bathroom and ensuite shower room. Two further bedrooms are arranged on the second floor, providing excellent accommodation for a larger family, guests or home working.

The property retains an abundance of attractive period detailing, whilst benefiting from the significant programme of modernisation undertaken by the current owners. The bay fronted reception rooms, high ceilings and attractive red brick elevations combine to create a particularly appealing character home.

Outside, the large west-facing rear garden is a superb feature, having been thoughtfully landscaped to create an attractive and versatile space extending to approximately 150' in depth. To the front, a driveway provides valuable off-road parking and leads to the brick-built garage.

The property occupies an enviable position within Summerdown, forming part of the popular Old Town area and enjoying convenient access to the surrounding downland and Eastbourne Downs, whilst also being within easy reach of local shops and amenities. Eastbourne town centre, mainline railway station and the seafront are also readily accessible.

An internal inspection is highly recommended to fully appreciate the scale, character and quality of this exceptional family home.



EMSLIE & TARRANT

Accommodation Ground Floor

Entrance Vestibule

Entrance Hall

Sitting Room — 15'8" x 13'11" (4.77m x 4.24m)

Dining Room — 15'0" x 12'11" (4.56m x 3.94m)

Kitchen/Breakfast Room — 19'11" x 11'4" (6.07m x 3.45m)

Utility Room — 12'8" x 8'0" (3.87m x 2.43m)

Cloakroom/WC

First Floor

Bedroom 1 — 18'11" x 15'8" (5.77m x 4.76m)

Ensuite Shower Room — 8'9" x 7'4" (2.65m x 2.24m)

Bedroom 2 — 15'0" x 12'11" (4.56m x 3.94m)

Bedroom 3 — 14'2" x 11'4" (4.32m x 3.45m)

Family Bathroom — 11'11" x 7'4" (3.64m x 2.24m)

Second Floor

Bedroom 4 — 14'11" x 10'4" (4.56m x 3.15m)

Bedroom 5 — 15'4" x 8'5" (4.67m x 2.56m)

OUTSIDE

Front Garden & Parking

Driveway providing generous off-road parking and access to the garage.

Garage

Brick-built garage.

Rear Garden

A substantial west-facing rear garden extending to approximately 150', which has been thoughtfully landscaped and provides extensive lawned and planted areas together with paved seating areas and mature boundaries.

AGENTS NOTES

Eastbourne Council Tax Band – E

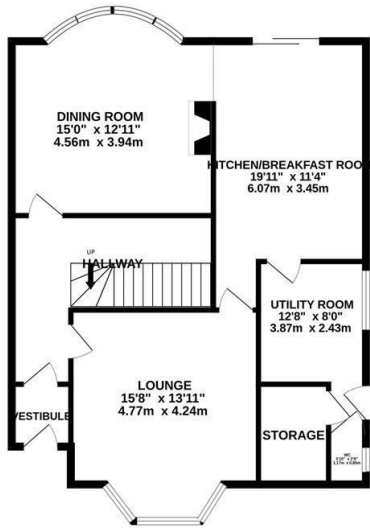
EPC Rating – C



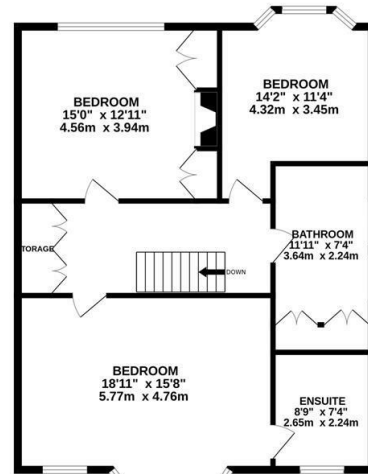




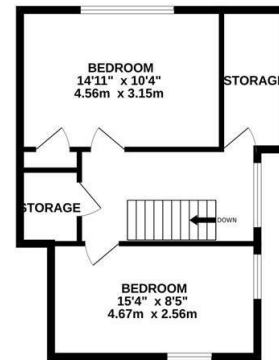
GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.0 sq.m.) approx.



2ND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 2218 sq.ft. (206.1 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.
Made with Metropix ©2026



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

All material information relating to this property is provided by the vendor and is available upon request.

While Emslie & Tarrant make every effort to ensure that property details are accurate and up to date, we rely on information supplied by the vendor and do not independently verify its accuracy. These particulars do not constitute any part of an offer or contract, and should not be relied upon as statements of fact. Any prospective purchaser should seek confirmation from their solicitor or other suitably qualified professional.

All measurements, floor plans, and dimensions are approximate and provided for guidance purposes only. They should not be relied upon for the purchase of furnishings, fixtures, or fittings.

Please note that none of the services, systems, appliances, or installations have been tested by Emslie & Tarrant, and no guarantee as to their operating ability or efficiency is given.

Town Centre Office
40 Cornfield Road
Eastbourne
East Sussex BN21 4QH
t: 01323 727527

Meads Office
40 Meads Street
Eastbourne
East Sussex BN20 7RG
t: 01323 728100

e: info@emsliearrant.co.uk

VAT Number: 800091287
Registered in England & Wales
Registered Number: 4499609

EMSLIE &
TARRANT