Freehold

9 Downs Road, Eastbourne, BN22 0JH

£525,000








3 Bedroom | 2 Reception | 2 Bathroom

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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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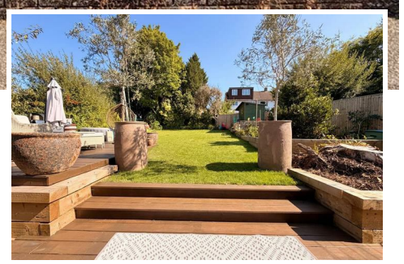
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An exceptional and substantially extended three bedroom detached bungalow which has been transformed into a highly impressive modern home. The full width rear extension creates a magnificent open-plan living, dining and kitchen space with roof lanterns, a superb fitted kitchen and large doors opening directly onto the garden. There is also a separate snug/inner reception room, study/dressing area, utility room and three excellent double bedrooms, including a principal bedroom with En-suite. A further contemporary family bathroom completes the accommodation. Outside, the property is equally impressive, with a substantial landscaped rear garden extending to approximately 70ft, featuring lawns, mature planting, multiple seating areas and a wide terrace adjoining the house. The front provides useful off-road parking. With its unusually generous living space, high-quality finish and fantastic garden, this is a truly special bungalow and is offered to the market CHAIN FREE.

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Main Features

- Exceptional Extended Detached Bungalow
- Full Width Rear Extension Creating Huge Open Plan Living Space
- Three Generous Double Bedrooms
- Principal Bedroom With En-Suite
- Separate Study/Dressing Area & Additional Snug/Reception Room
- Stunning Modern Kitchen With Integrated Appliances
- Utility Room & Excellent Storage
- Large Landscaped Rear Garden Of Approximately 70ft
- Underfloor Heating Throughout & Double Glazing
- CHAIN FREE

Entrance
Door to-

Entrance Porch
Double glazed window to front aspect. Inner door to-

Hallway
Loft access via ladder (not inspected).

Bedroom 3
11'9 x 9'3 (3.58m x 2.82m)
Two double glazed windows to front aspect.

Study
7'11 x 5'2 (2.41m x 1.57m)
Double glazed window to side aspect.

Bedroom 2
14'11 x 11'10 (4.55m x 3.61m)
Double glazed bay window to front aspect.

Bathroom/WC
Bath with mixer tap and handheld shower attachment. Low level WC. His and hers sinks both with mixer taps and vanity unit below. Extractor fan. Double glazed window.

Bedroom 1
11'11 x 11'10 (3.63m x 3.61m)
Double glazed window to side aspect. Double glazed velux window. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan.

Snug Area
13'2 x 11'11 (4.01m x 3.63m)
Opening to-

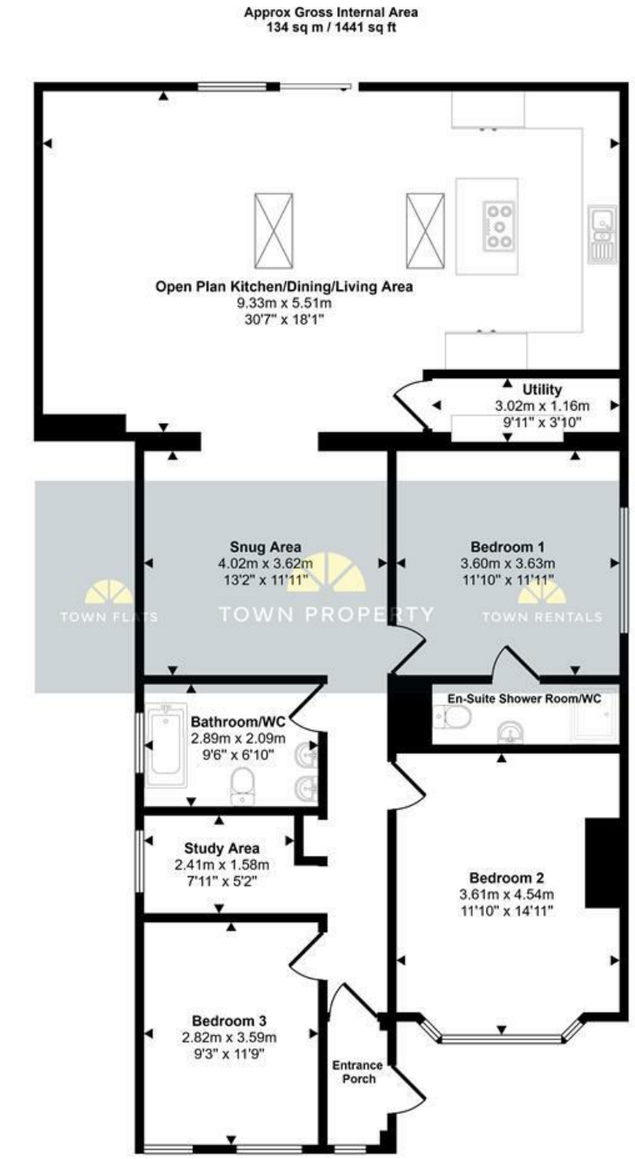
Open Plan Kitchen/Dining/Living Area
30'7 x 18'1 (9.32m x 5.51m)
Fitted range of base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Kitchen island with inset five ring gas hob and extractor fan above. Eye level double electric oven. Integrated fridge, freezer and dishwasher. Two sky lanterns. Double glazed sliding doors to garden. Door to-

Utility Room
9'11 x 3'10 (3.02m x 1.17m)
Space and plumbing for appliances.

Garden
The rear garden is mainly laid to lawn with areas of decking and a variety of mature trees, shrubs and plants.

Council Tax Band = D

EPC = C



Floorplan

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.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.