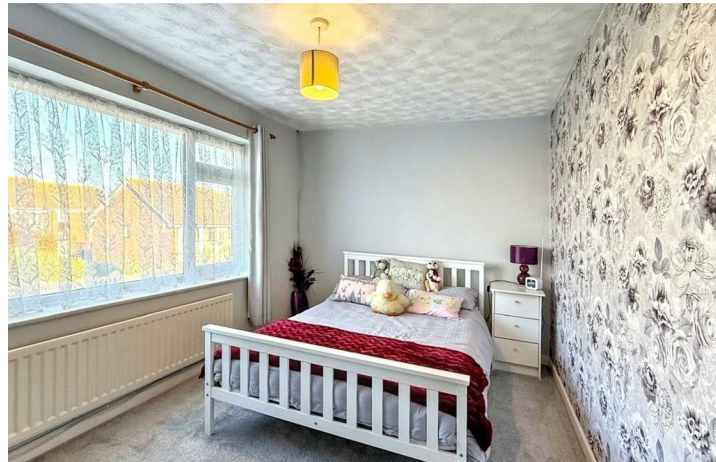


18 Branston Road,  
Eastbourne, BN22 0AL

Freehold  
Guide Price  
£430,000 - £450,000



4 Bedroom 2 Reception 1 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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Freehold

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4 Bedroom 2 Reception 1 Bathroom



18 Branston Road, Eastbourne, BN22 0AL

\*\*\* GUIDE PRICE £430,000 - £450,000 \*\*\*

A beautifully extended four bedroom detached home, perfectly positioned in the ever popular West Hampden Park area of Eastbourne. This spacious and thoughtfully enhanced family residence offers an ideal blend of comfort, versatility and convenience, situated just moments from local shops, well regarded schools and bus routes. Upon entering, you are welcomed by a bright entrance hall leading to a generously sized lounge, featuring a charming multi-fuel burner that creates a warm and inviting focal point. The separate dining room provides an ideal space for family meals or entertaining, while the well-appointed kitchen is designed for both practicality and style. A versatile ground floor bedroom/reception room and a convenient ground floor WC complete the downstairs layout. The first floor boasts a spacious landing giving access to three well proportioned bedrooms, a modern family bath/shower room and an additional separate WC. Externally, the property continues to impress with an integral garage and a generous driveway providing off road parking for several vehicles. The private rear garden is a delightful retreat, mainly laid to lawn and enhanced by mature shrubs, trees, a decked seating area, patio space and a large shed equipped with light and power-perfect for hobbies or additional storage. A superb opportunity to acquire a substantial family home in a desirable location, offering space, comfort and convenience in equal measure. Vendor suited.

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18 Branston Road, Eastbourne, BN22 0AL

# Guide Price

## £430,000 - £450,000

### Main Features

- Detached House

- 4 Bedrooms

- Ground Floor Cloakroom

- Lounge

- Dining Room

- Kitchen

- Reception Room/Bedroom 4

- Bathroom & Separate

Cloakroom

- Lawn & Patio Rear Garden

- Driveway & Integral Garage

**Entrance**  
Double glazed front door to-

**Hallway**  
Radiator. Stairs to first floor.

**Cloakroom**  
Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Double glazed window.

**Lounge**  
19'0 x 13'0 (5.79m x 3.96m)  
Carpet. Radiator. Dual fuel burner. Double glazed window to front aspect. French doors leading to-

**Dining Room**  
11'11 x 11'1 (3.63m x 3.38m)  
Radiator. Tiled flooring. Insulated tiled roof. Double glazed windows. Double glazed doors to garden.

**Reception Room/Bedroom 4**  
14'10 x 11'1 (4.52m x 3.38m)  
Carpet. Radiator. Double glazed window to rear aspect. Double glazed doors to garden.

**Kitchen**  
12'4 x 8'9 (3.76m x 2.67m)  
Range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Space for fridge freezer and electric cooker. Space and plumbing for washing machine. Two built in cupboards (housing fuse board). Tiled splashbacks. Laminate flooring. Radiator. Double glazed window to rear aspect.

**Stairs from Ground to First Floor Landing**  
Access to loft (not inspected). Double glazed window to side aspect.

**Bedroom 1**  
11'0 x 10'10 (3.35m x 3.30m)  
Carpet. Radiator. Quadruple built in wardrobe. Double glazed window to front aspect.

**Bedroom 2**  
13'1 x 8'8 (3.99m x 2.64m)  
Carpet. Radiator. Double glazed window to rear aspect.

**Bedroom 3**  
7'4 x 5'11 (2.24m x 1.80m)  
Carpet. Radiator. Built in cupboard. Double glazed window to front aspect.

**Bathroom**  
Panelled bath with wall mounted shower over. Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan. Frosted double glazed window.

**Cloakroom**  
Low level WC. Wash hand basin with vanity unit below. Radiator. Carpet. Double glazed window

### Outside

The rear garden is mainly laid to lawn with an area of decking and patio. There are shrubs, trees and a shed with light and power.

### Garage

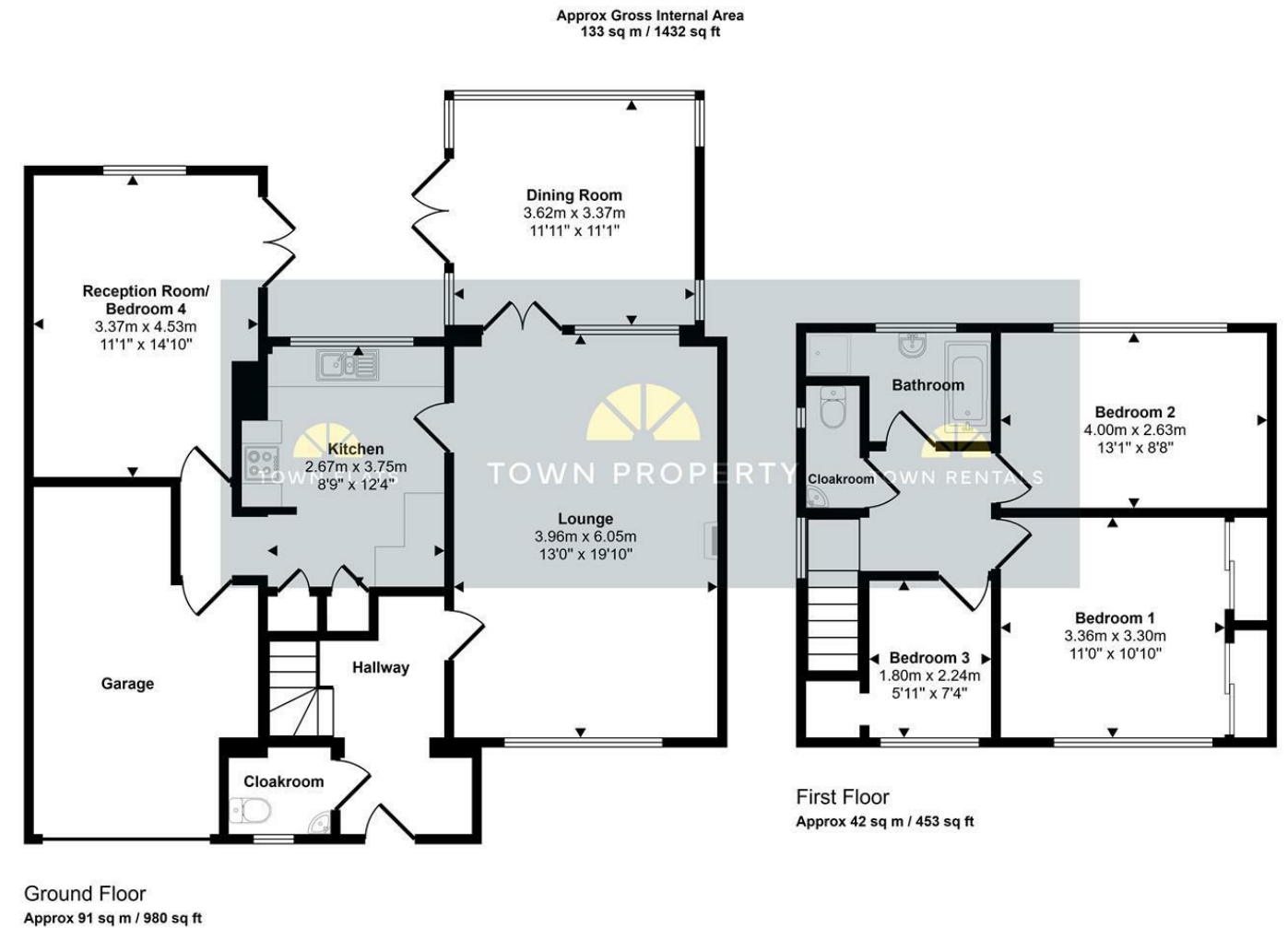
Up and over door. Power. Combi boiler. Door to kitchen.

### Parking

A blocked paved driveway to the front provides off road parking.

EPC = C

COUNCIL TAX BAND = D



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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