

20 Le Brun Road,  
Eastbourne, BN21 2HZ

Freehold  
Guide Price  
£800,000 - £825,000



5/6 Bedroom 3/4 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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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This charming six bedroomed detached former farmhouse in Upperton, is set within idyllic gardens that occupy a secluded and gated corner plot that also offers development potential. Further details upon request. Featuring a generous amount of ground floor accommodation that includes three/four receptions, there is considerable scope for annexe and/home and income potential or family usage. Benefits include a cloakroom, ground floor bath and shower room/wc and en suite facilities on the first floor. The well appointed Kitchen is complimented with an adjacent utility room and the double glazed conservatory enjoys views onto lovely mature lawned gardens which are also well stocked with trees, shrubs and flowers. There is a bespoke double garage and adjoining car port with the forecourt having off street parking for multiple vehicles and a caravan. Well presented throughout, the property is notable for its Period features including open fireplaces, beamed ceilings and a cellar. Eastbourne District Hospital, local schools and the town centre amenities including the mainline railway station with direct trains to London are all easily accessible within close walking distance.

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**Main Features**

<ul style="list-style-type: none"> <li>• Extended Detached Character Former Period Farmhouse In Upperton With Gated Access</li> <li>• 5/6 Bedrooms</li> <li>• 3/4 Reception Rooms</li> <li>• Cellar</li> <li>• Fitted Kitchen &amp; Utility Room</li> <li>• Double Glazed Conservatory</li> <li>• Ground Floor Bath &amp; Shower Room/WC</li> <li>• Luxury En-Suite Shower Room/WC</li> <li>• Beautiful Lawned Rear Garden With Mature Borders On A Corner Plot (Development potential)</li> <li>• Driveway Leading To Garage &amp; Carport</li> </ul>	<p><b>Entrance</b> Frosted double glazed door to -</p> <p><b>Vestibule</b> Tiled floor. Coats cupboard.</p> <p><b>Ground Floor Bath &amp; Shower Room/WC</b> Suite comprising panelled bath with chrome mixer tap and shower attachment. Vanity unit with low level WC, wash hand basin with mixer tap and cupboards under. Radiator. Tiled floor. Tiled walls. Frosted double glazed window.</p> <p><b>Entrance Hallway</b> Radiator. Understairs cupboard. Hatch to cellar. Carpet. double glazed window to side aspect.</p> <p><b>Study/Snug</b> 15'3 x 14'0 (4.65m x 4.27m ) Radiator. Open fireplace with hearth. Shelving cupboard. Carpet. Double glazed windows to front &amp; side aspects.</p> <p><b>Sitting Room</b> 14'11 x 13'9 (4.55m x 4.19m ) Radiator. Fireplace with wood burner and hearth. Carpet. Double glazed window to rear aspect.</p> <p><b>Dining Room</b> 19'7 x 12'2 (5.97m x 3.71m ) Radiator. Open fireplace with hearth. Carpet. Double glazed window to rear aspect Door to bedrooms.</p> <p><b>Double Glazed Conservatory</b> 15'9 x 12'5 (4.80m x 3.78m ) Tiled floor. Double glazed windows to rear aspect. Door to rear garden.</p> <p><b>Bedroom 6 / Reception Room</b> 11'9 x 11'0 (3.58m x 3.35m ) (Scope to convert with en-suite). Radiator. Carpet. Double glazed window to side aspect.</p> <p><b>Fitted Kitchen</b> 13'1 x 11'6 (3.99m x 3.51m ) Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surround worksurfaces with cupboards and drawers under. Inset 4 ring gas hob and electric oven under. Integrated dishwasher. Space for 'American' style fridge freezer. Range of wall mounted units. Pantry. Tiled floor. Door to utility room. Door to front. Double glazed window to side and rear aspects.</p> <p><b>Utility Room</b> Units. Plumbing and space for washing machine and tumble dryer.</p> <p><b>Ground Floor Cloakroom</b> Low level WC. Wash hand basin set in vanity unit. Frosted double glazed window.</p>	<p><b>Door From Sitting Room To Inner Hallway</b> Tiled floor. Double glazed window to rear. Double glazed patio door to rear garden.</p> <p><b>Bedroom 3</b> 13'7 x 8'9 (4.14m x 2.67m ) Radiator. Carpet. Wash hand basin. Double glazed window to front aspect.</p> <p><b>Bedroom 4</b> 13'4 x 7'2 (4.06m x 2.18m ) Radiator. New carpet. Double glazed window to front aspect.</p> <p><b>Triple Aspect Bedroom 5</b> 17'6 x 6'10 (5.33m x 2.08m ) Radiator. Carpet. Wash hand basin. Double glazed window to front, side &amp; rear aspects.</p> <p><b>Stairs from Ground to First Floor Landing:</b> Staircase with vaulted ceiling to landing. Double glazed window. Radiator. Loft access (not inspected).</p> <p><b>Double Aspect Master Bedroom</b> 15'11 x 13'11 (4.85m x 4.24m ) Radiator. Carpet. Double glazed windows to front &amp; side aspects. Door to -</p> <p><b>Luxury En-Suite Shower Room/WC</b> Suite comprising large walk-in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled floor. Tiled walls. Frosted double glazed window.</p> <p><b>Bedroom 2</b> 14'2 x 11'8 (4.32m x 3.56m ) Radiator. Eaves cupboards housing gas boiler. Carpet. New double glazed window to rear aspect.</p> <p><b>Outside</b> There are delightful &amp; mature lawned gardens with a cottage style frontage and a rear patio area. The garden is well stocked with flowers, shrubs and trees.</p> <p><b>Parking</b> A gated driveway provides ample parking for several vehicles &amp; a caravan.</p> <p><b>Double Garage &amp; Carport</b> 18'31 x 13'64 / 18'31 x 9'71 (5.49m x 3.96m / 5.49m x 2.74m ) Garage with double doors, electric light &amp; power. Adjacent Carport with electric light &amp; power.</p> <p><b>EPC = E</b></p> <p><b>Council Tax Band = G</b></p>
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