



**Watts Lane, Eastbourne BN21 2LL**



**welcome to**

**Watts Lane, Eastbourne**

A substantial six bedroom semi-detached family home offering generous accommodation throughout comprising three reception rooms, open-plan kitchen/dining room, two bathrooms, separate WC, rear garden, garage and off-road parking. Call today to arrange a viewing.



### Entrance Hall

Composite door to the front aspect. Double glazed window to the front aspect.

### Lounge

16' 5" max x 13' 1" max ( 5.00m max x 3.99m max )  
Double glazed bay window to the rear aspect. French doors to the rear aspect. Fire place. Radiator.

### Dining Room

15' 10" max x 13' max ( 4.83m max x 3.96m max )  
Double glazed bay window to the front aspect.  
Radiator.

### Kitchen / Dining Room

25' 9" max x 12' 4" max ( 7.85m max x 3.76m max )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for range cooker. Integral dish washer. Space and plumbing for washing machine. Log burner. Radiator. Island. Double glazed window to the front and side aspect. Double glazed door to the side aspect. Double glazed bi - fold doors to the rear aspect.

### Sun Room

17' 6" max x 12' 6" max ( 5.33m max x 3.81m max )  
Double glazed window and velux window to the front aspect. Door to the front aspect. Door leading to the garage. Radiator.

### Downstairs Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the front aspect. Radiator.

### Bedroom 1

13' 1" max x 12' 10" max ( 3.99m max x 3.91m max )  
Double glazed window to the rear aspect. Fire place. Radiator.

### Bedroom 2

13' 4" max x 13' max ( 4.06m max x 3.96m max )  
Double glazed window to the front aspect. Radiator.

### Bedroom 3

11' 9" max x 9' 4" max ( 3.58m max x 2.84m max )  
Double glazed window to the rear and side aspect. Cupboard. Radiator.

### Bedroom 4

12' 6" max x 11' 10" max ( 3.81m max x 3.61m max )  
Double glazed window to the front and side aspect. Fire place. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Heated towel rail. Cupboard. Double glazed window to the rear and side aspect.

### Cloakroom

Double glazed window to the side aspect. Low level W.C.

### Second Floor Landing

Stairs leading from first floor landing to second floor landing.

### Bedroom 5

12' 10" max x 12' 1" max ( 3.91m max x 3.68m max )  
Double glazed window to the front aspect. Fire place. Radiator. Cupboard. Restricted head height.

### Bedroom 6

13' 3" max x 12' 1" max ( 4.04m max x 3.68m max )  
Double glazed window to the rear aspect. Radiator. Restricted head height.

### Cloakroom

Comprising a low level W.C. Wash hand basin. Double glazed window to the rear aspect.

### Rear Garden

Mainly laid to lawn with a patio area adjoining the property.

### Garage

Up and over door.

### Parking

Block paved driveway.



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welcome to

## Watts Lane, Eastbourne

- SUBSTANTIAL FAMILY HOME
- SIX BEDROOMS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- GARAGE

Tenure: Freehold EPC Rating: E  
Council Tax Band: E



guide price

**£750,000 - £800,000**

Total floor area 260.8 m<sup>2</sup> (2,807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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