

53 Mountbatten Drive,
Eastbourne, BN23 6BY

Freehold

£450,000



4 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com 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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An exceptionally spacious and beautifully presented four double bedroom family home, offering impressive living accommodation and a superb landscaped rear garden. Attractive from the outset, the property has a brick-paved driveway providing parking for three vehicles, while inside there is a welcoming entrance hall, ground floor WC, dining hall, generous separate lounge and a fantastic fully fitted kitchen/breakfast room with doors opening directly onto the garden. The kitchen flows through to a useful utility room, created partly from the original garage, with the remaining garage providing excellent storage. Upstairs, a spacious galleried landing leads to four double bedrooms, all with fitted wardrobes and a modern family bathroom. The landscaped rear garden provides a fantastic space for entertaining and relaxing, while the location offers convenient access to the seafront, schools, local amenities, bus routes and Sovereign Harbour.

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Main Features

- Immaculate Terraced House in Popular Langney Point Location
- Four Double Bedrooms
- Ground Floor Cloakroom
- Lounge & Dining Hall
- Modern Kitchen/Breakfast Room
- Utility Room
- Bathroom/WC
- Landscaped Rear Garden
- Driveway for Multiple Vehicles
- Beautifully Presented Throughout

Entrance
Front door to-

Entrance Hallway
Radiator. Built in cupboards. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Frosted double glazed window.

Dining Hallway
13'10 x 10'10 (4.22m x 3.30m)
Two radiators. Stairs to first floor. Double glazed bay window to front aspect.

Lounge
15'7 x 10'10 (4.75m x 3.30m)
Two radiators. Double glazed window to rear aspect.

Kitchen/Breakfast Room
16'7 x 11'4 (5.05m x 3.45m)
Fitted range of wall and base units, surrounding worktop with inset one and half bowl sink unit and filtered mixer tap. Induction hob with extractor above. Built in electric oven with built in microwave oven above. Integrated fridge freezer, washing machine and dishwasher. Breakfast bar. Part tiled walls. Tiled flooring. Underfloor heating. Double glazed window to rear aspect. Double glazed patio doors to garden.

Utility Room
7'8 x 6'2 (2.34m x 1.88m)
Range of fitted cupboards with fitted worktop. Integrated undercounter freezer. Space for tumble dryer. Tiled flooring. Underfloor heating.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard housing boiler. Double glazed window to front aspect.

Bedroom 1
11'2 x 9'9 (3.40m x 2.97m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
9'2 x 8'4 (2.79m x 2.54m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3
9'8 x 8'0 (2.95m x 2.44m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 4
8'2 x 8'2 (2.49m x 2.49m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Part tiled walls. Heated towel rail. Frosted double glazed window.

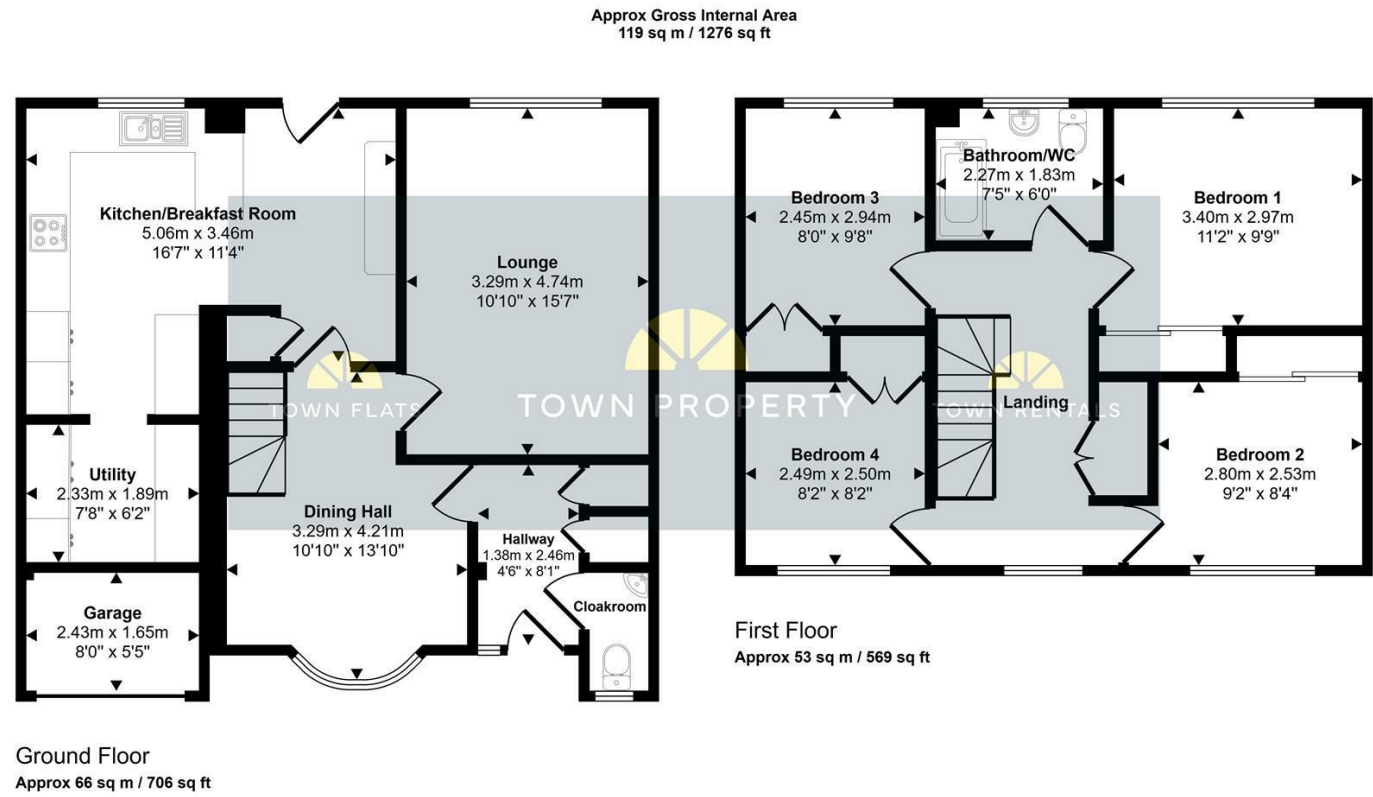
Outside
The wonderful landscaped rear garden is mainly laid to artificial lawn with surrounding patio. There is a summer house and a variety of plants, shrubs and trees.

Parking
A driveway to the front of the property provides off road parking and access to the-

Remaining Garage Store Room
Remaining garage. Up and over door.

COUNCIL TAX BAND = C

EPC = 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.