



## 44 Downside Close, Eastbourne, BN20 8EL Price Guide £425,000



WELL PRESENTED, SPACIOUS DETACHED FAMILY HOUSE with VERSATILE ACCOMMODATION across two floors. The ground floor presents a LOBBY with CLOAKROOM, an INNER RECEPTION HALL, SITTING ROOM, separate DINING ROOM and retro fitted KITCHEN. The first floor is no less impressive with FOUR BEDROOMS, and a FAMILY BATHROOM. Externally there are ENCLOSED REAR GARDENS, a TANDEM DRIVEWAY and a GARAGE. Now offered CHAIN FREE.

Located in the highly sought-after Old Town area, renowned for its excellent local schools, nearby parks, and easy access to the South Downs National Park and local amenities. Eastbourne town centre is only a short drive away, with access to a multitude of shops and amenities, to include a mainline rail link to London.



## ENTRANCE

Pathway to the front door.

## LOBBY

UPVC entrance door with a glazed panel to the side, polished resin flooring, wooden and glazed door to the inner hall, door to the cloakroom.

## CLOAKROOM

Low level WC. Wash Hand basin. Radiator. Double glazed window to the side aspect.

## INNER RECEPTION HALLWAY

Open to the sitting room, glazed door to the kitchen, staircase rising to the first floor, radiator, Understairs cupboard., polished resin flooring.

## SITTING ROOM

19'9 x 17'1 (includes the inner hall) (6.02m x 5.21m (includes the inner hall))

Two radiators, polished resin flooring. Double glazed window to the front aspect. Double doors to -

## DINING ROOM

11'8 x 9'13 (3.56m x 2.74m)

Double doors from lounge. Radiator. Polished resin flooring. Serving hatch to the kitchen. Double glazed windows and door to the rear aspect leading to the garden.

## KITCHEN

15'0 x 9'11 (4.57m x 3.02m)

Retro fitted by the current owners with an extensive range of wall mounted and floor standing units with worktop space above, inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for a washing machine and dishwasher. Space for fridge/freezer. Serving hatch to the dining room. Double glazed window to the rear aspect. Double glazed door to the side aspect.

## STAIRCASE TO THE FIRST FLOOR

Landing with airing cupboard. Loft access with ladder. Double glazed window to the side aspect.

## BEDROOM 1

14'1 x 9'5 (4.29m x 2.87m)

Built-in wardrobes. Double glazed window to the rear aspect. Radiator.

## BEDROOM 2

12'10 x 9'8 (3.91m x 2.95m)

Built-in wardrobes. Double glazed window to front aspect. Radiator.

## BEDROOM 3

9'11 x 7'11 (3.02m x 2.41m)

Double glazed window to front aspect. Radiator.

## BEDROOM 4

9'11 x 7'9 (3.02m x 2.36m)

Double glazed window to rear aspect. Radiator

## FAMILY BATHROOM

White suite comprising of a panelled bath with chrome mixer tap, with a shower unit over and screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Part tiling to walls. Frosted double glazed window.

## OUTSIDE - FRONT & REAR GARDENS

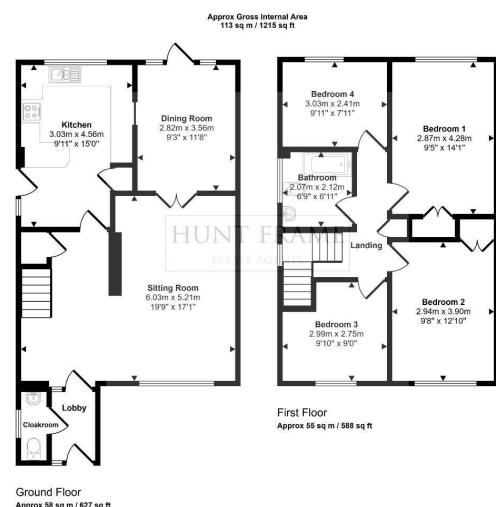
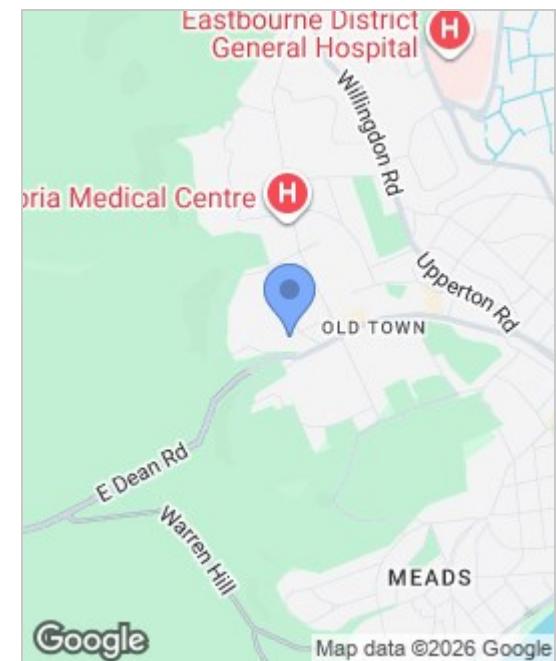
Front Garden: Laid to lawn with planted borders and a selection of flowers & bushes, pathway to front door, access to the driveway and garage.. The rear gardens are mainly laid to lawn with a patio area adjoining the house plus a covered seating area, fenced boundaries and gate for side access.

## DRIVEWAY

Tandem driveway to the side of the property with space for approximately three vehicles, leading to the garage.

## GARAGE

With up & over door, power and light..



Ground Floor  
Approx 55 sq m / 627 sq ft

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	85	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	72	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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