

Key Features

- CHAIN FREE
- 3/4 Bedroom detached house
- Popular Old Town location with unobstructed views of the South Downs
- Large, mature rear garden
- Freehold
- EPC rating D

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Cobbold Avenue, Old Town, Eastbourne

£500,000

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Local knowledge, national reach







Northwood are delighted to welcome to market, CHAIN FREE, this lovely three/four bedroom, three reception room, two bathroom, detached house in the sought-after Old Town area of Eastbourne.

Accommodation comprises: living room, modern fitted kitchen, dining room, three bedrooms, study/fourth bedroom, two bathrooms, utility room, conservatory and porch.

Further benefits include garage, driveway, gas central heating and extensive, mature rear garden with two sizeable sheds and a summerhouse.













Located in the highly sought-after Old Town area of Eastbourne, a stone's throw from local schools and just a short walk from local shops and amenities, this lovely detached home has unobstructed views across Cavendish School playing fields to the South Downs. The garden is a particular delight, being large enough to zone into different areas, but not so big it becomes unmanageable. With three bedrooms, three receptions rooms and a bathroom on each floor this beautiful, flexible house is perfect for families or for multi-generational living.

Please view our immersive virtual tour to fully appreciate this fantastic property: https://tour.giraffe360.com/1f012ae25f0d47f182abb2c3188baf0f

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: https://checker.ofcom.org.uk/

Council Tax Band E: £3,244

Tenure: Freehold

Exterior and Approach

Located in the popular Old Town area of Eastbourne, this delightful, detached house has unobstructed views across Cavendish School playing fields towards the South Downs.

A block paved driveway leads to the elevated front lawn, the garage and the uPVC front door













Porch
1.19m x 1.77m (3'11" x 5'10")
Enclosed front porch with tiled floor and uPVC, double-glazed windows and doors, leads to the entrance hall

Hallway
4.31m x 2.1m (14'1" x 6'11")
Carpeted, with radiator, understairs storage and space for coats and shoes

Dining Room
3.3m x 2.61m (10'10" x 8'7")
Good-sized reception room with laminate flooring, radiator, leaded, uPVC double-glazed window to front aspect and doors to the living room and study, this room could be used as a second sitting room for multi-generational living

Study/Bedroom 4
3.05m x 2.5m (10'0" x 8'2")
Currently used as a study with laminate flooring, radiator, leaded, uPVC double-glazed window to front aspect - this room could serve as a fourth bedroom or a snug

Living Room
4.06m x 4.16m (13'4" x 13'7")
Good-sized living room, carpeted with radiator, feature gas fire and doors to the conservatory and dining room, this space can be kept as three separate rooms or opened up to make on e large entertaining space

Conservatory
2.73m x 3.46m (9'0" x 11'5")
uPVC, double-glazed conservatory with laminate flooring and doors to the patio and rear garden













Kitchen

3m x 3.31m (9'10" x 10'11")

Modern fitted kitchen with laminate flooring, oak-effect laminate worksurfaces over white cabinets, radiator, breakfast table, stainless steel sink and drainer, glass and steel cooker illuminated cooker hood over five-ring gas hob, eye-level, built-in electric oven, integrated microwave and dishwasher, and uPVC double-glazed windows to rear aspect

Utility Room

2.33m x 3.35m (7'7" x 11'0")

Good-sized utility room with flooring and cabinets to match the kitchen, stainless steel sink and drainer, uPVC double-glazed window and stable door to rear aspect, and space/plumbing for washing machine, tumble-dryer and double-fronted fridge-freezer

Shower Room

1.44m x 2.41m (4'8" x 7'11")

Downstairs shower room with mosaic floor, white-tiled walls and modern white suite comprising basin, WC and shower cubicle

Landing

0.96m x 3.44m (3'1" x 11'4")

Centrally located first-floor landing, carpeted with loft access, airing cupboard and doors to all first-floor rooms

Bedroom 1

3.33m x 3.87m (10'11" x 12'8")

Good-sized double bedroom, carpeted with radiator, built-in storage and leaded, uPVC double-glazed window to front aspect affording unobstructed views of the South Downs - a stunning view to wake up to!

Bedroom 2

4.07m x 2.72m (13'5" x 8'11")

Good-sized, dual aspect, double bedroom, carpeted with two radiators, and uPVC double-glazed windows to front and rear aspects













Bathroom

1.66m x 2.12m (5'5" x 7'0")

Tiled in white with heated towel rail, uPVC double-glazed window to rear aspect and white suite comprising basin, WC and P-shaped bath with shower over

Bedroom 3

3m x 2.64m (9'10" x 8'8")

Double bedroom, carpeted with radiator, built-in storage and uPVC double-glazed window rear aspects

Garage

5.01m x 3.63m (16'5" x 11'11")

Wide garage with light and power, accessed via internal door from utility room or remotely operated electric roller door

Rear Garden

Extensive mature gardens, mostly laid to lawn with shrubs and trees in the borders. Close to the house is a paved patio area and at the top end there are three outbuildings hidden from view - two sheds and a delightful summerhouse.

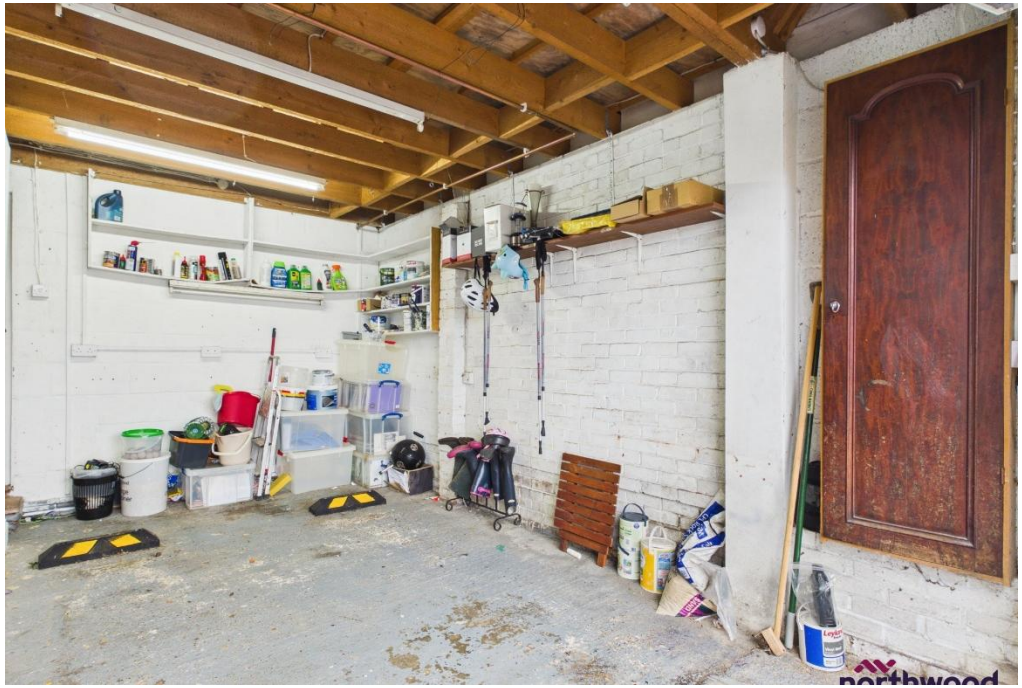

EASTBOURNE
SUN-TRAP OF THE SOUTH
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