



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

Guide Price  
£350,000 - £375,000



## 23 Den Hill, Eastbourne, BN20 8SZ

\*\*\* GUIDE PRICE £350,000 - £375,000 \*\*\*

Set in Eastbourne's Old Town and enjoying an elevated position with far-reaching views, this beautifully presented three-bedroom semi detached home offers a superb blend of space, style and tranquillity. Inside, the property is bright and welcoming throughout, featuring three generous double bedrooms and a spacious family bathroom with both a bath and separate shower. The heart of the home is a stunning kitchen dining room, ideal for everyday living and entertaining, with lovely views over the garden. Outside, the mature garden provides a peaceful retreat, complete with a charming pond and shed perfect for relaxing or hosting guests. A partially converted garage adds further versatility, ideal as a home office, gym or creative space. A well-balanced home combining scenic views, flexible living and a beautifully maintained setting.

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## Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Tiered Rear Garden
- Partially Converted Garage
- Wonderful Far Reaching Views

### Entrance

Double glazed front door to-

### Hallway

Radiator. Double cupboard. Frosted window to front aspect.

### Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Frosted double glazed window.

### Lounge

16'11 x 11'5 (5.16m x 3.48m)

Two radiators. Feature fireplace. Stairs to first floor. Double glazed window to front aspect. Opening to-

### Study/Craft Room

6'3 x 4'9 (1.91m x 1.45m )

Double glazed door to garden.

### Dining Room

11'10 x 8'4 (3.61m x 2.54m)

Radiator. Double glazed window to side aspect. Double glazed door to garden.

### Kitchen

14'8 x 6'0 (4.47m x 1.83m )

Range of wall and base units, laminate worktops with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Space and plumbing for appliances. Part tiled walls. Radiator. Two double glazed windows to front aspect.

### Stairs from Ground to First Floor Landing

#### Bedroom 1

10'1 x 9'11 (3.07m x 3.02m)

Radiator. Built in wardrobe. Loft access (not inspected). Double glazed window to front aspect.

#### Bedroom 2

14'2 x 6'9 / 6'7 x 6'5 (4.32m x 2.06m / 2.01m x 1.96m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

#### Bedroom 3

10'2 x 8'8 (3.10m x 2.64m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

### Bathroom/WC

Panelled bath with mixer tap. Corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Storage cupboard. Radiator. Frosted double glazed window.

### Outside

The rear garden is tiered with areas of patio and lawn. There is a pond, a shed and mature trees and shrubs.

### Partially Converted Garage

12'3 x 8'8 / 8'8 x 6'4 (3.73m x 2.64m / 2.64m x 1.93m)

The garage has been partially converted and has an up and over door and side door. Light and power. Double glazed window.

### AGENTS NOTE:

The property also benefits from an owned solar water heating system.

EPC = C

COUNCIL TAX BAND = C

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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.