Freehold

1 Southdown Road, Eastbourne, BN20 9AA

Guide Price £500,000 - £525,000

3 Bedroom 2 Reception 1 Bathroom

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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.

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A spacious three bedroom detached house enviably located in the highly sought after Ratton area of Eastbourne. Set on a generous plot, the property offers well proportioned accommodation including a large lounge, separate dining room and a kitchen/breakfast room. Outside, the home enjoys a beautifully established wrap around landscaped garden, providing excellent outdoor space and a good degree of privacy. The property also benefits from ample off road parking for several vehicles and a double garage. Offering great potential for improvement or extension (subject to the necessary consents), the property is ideally situated close to highly regarded schools, local amenities and Willingdon Golf Course, making it an excellent opportunity to create a superb family home in a prime location.

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Main Features

- Detached House
- 3 Double Bedrooms
- Study
- Ground Floor Cloakroom
- Lounge & Dining Room
- Kitchen
- Bathroom/WC
- Wrap Around Garden
- Driveway & Double Garage

Entrance
Front door to-

Porch
8'8 x 3'9 (2.64m x 1.14m)
Double glazed windows. Inner door to hallway. Door to-

Study
10'4 x 7'5 (3.15m x 2.26m)
Radiator. Alcove to storage area. Double glazed window to front aspect.

Hallway
Radiator. Understairs storage. Window to front aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Tiled walls. Frosted window.

Lounge
18'7 x 16'1 (5.66m x 4.90m)
Radiator. Feature gas fire. Dual aspect with double glazed windows to front and side aspects. Door to-

Dining Room
11'11 x 10'8 (3.63m x 3.25m)
Radiator. Double glazed window to side aspect. Door to-

Kitchen
15'4 x 11'6 (4.67m x 3.51m)
Fitted range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double electric oven. Space for fridge freezer. Integrated dishwasher and washing machine. Pantry cupboard. Radiator. Double glazed window and door to garden. Two double glazed windows to side aspect.

Stairs from Ground to First Floor Landing
Airing cupboard. Double glazed window to side aspect.

Bedroom 1
21'3 x 9'6 (6.48m x 2.90m)
Two radiators. Built in wardrobe. Dual aspect with double glazed windows to front and side aspects.

Bedroom 2
11'0 x 9'10 (3.35m x 3.00m)
Radiator. Built in storage. Double glazed window to front aspect.

Bedroom 3
9'1 x 7'5 (2.77m x 2.26m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Tiled walls. Frosted double glazed window.

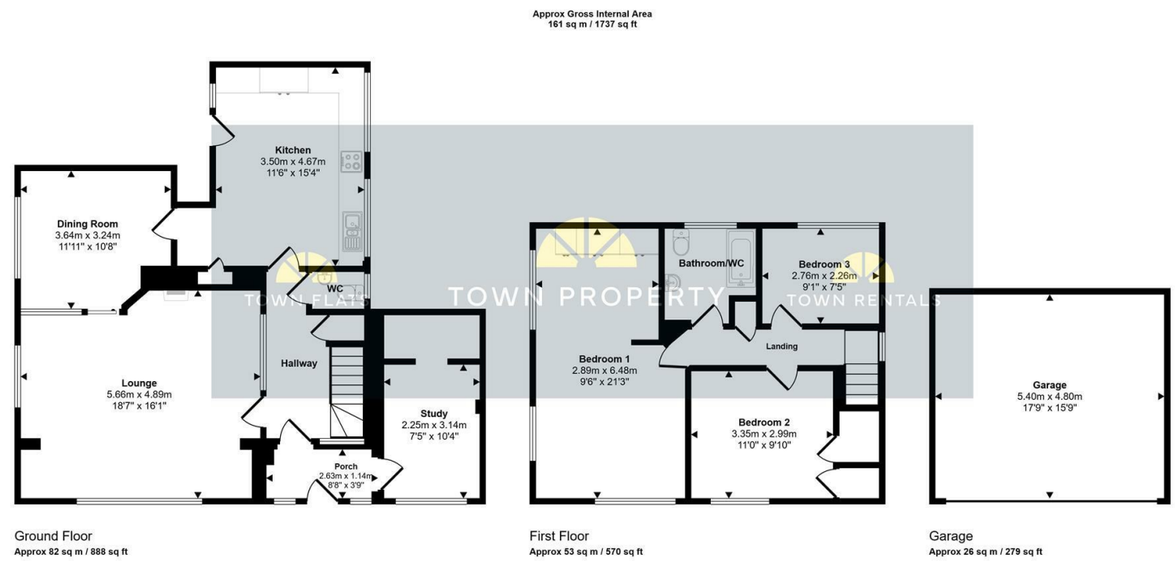
Outside
The wrap around garden is mainly laid to lawn with areas of patio and mature trees and shrubs.

Parking
A driveway provides off road parking for multiple vehicles and provides access to the-

Double Garage
Light and power. Window to rear. Door to garden.

COUNCIL TAX BAND = F

EPC = D



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.