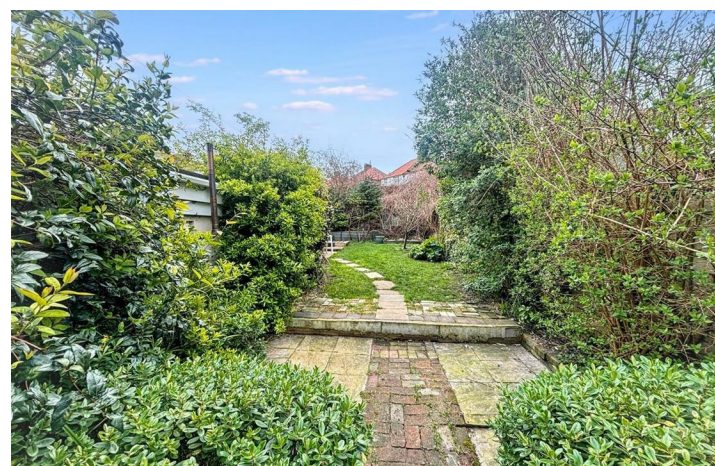
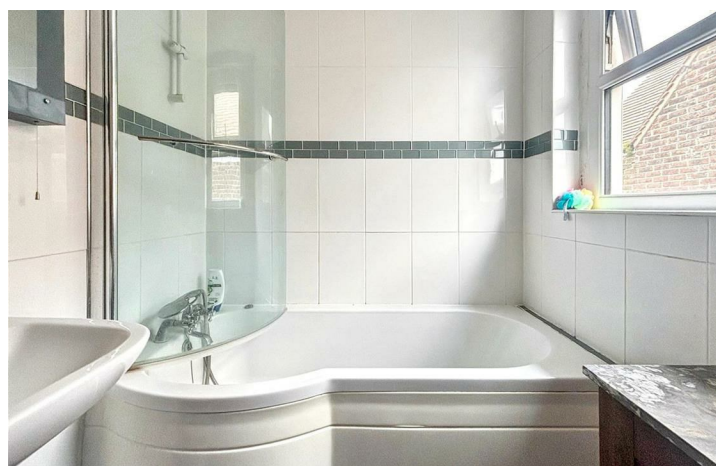


31 Upwick Road,
Eastbourne,
BN20 8NB

Freehold

Guide Price
£500,000 - £515,000



4 Bedroom 2 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.



TOWN PROPERTY



01323 412200

Freehold

Guide Price
£499,950 - £515,000

4 Bedroom 2 Reception 1 Bathroom



31 Upwick Road, Eastbourne, BN20 8NB

A CHAIN FREE extended four bedroom detached house that was built in 1923 has undergone much improvement by the current vendors. Enviably situated in Old Town within easy walking distance of local shops and within the catchment of highly regarded schools the house benefits from a bay windowed lounge, ground floor cloakroom, refitted kitchen, second reception room with log burning stove and a wonderful dining room extension that opens onto the rear gardens. The first floor has four bedrooms, a refitted bathroom and staircase to the loft room. The enclosed rear garden is mainly laid to lawn with a wooden summerhouse that been converted into two rooms and a former garage that has again been converted to provide a home office. An internal inspection comes highly recommended.

www.town-property.com info@town-property.com

31 Upwick Road, Eastbourne, BN20 8NB

Guide Price
£499,950 - £515,000

Main Features

- Detached house
- Four Double Bedrooms
- Lounge
- Kitchen/Reception Room
- Utility
- Dining Room
- Bathroom/WC
- Converted Garage
- Secluded Rear Garden
- CHAIN FREE

Entrance
Front door to-

Lobby
Picture rail. Opening to-

Hallway
Radiator. Corniced ceiling. Picture rail. Stairs to first floor. Understairs cupboard. Frosted double glazed window.

Lounge
13'5 x 12'8 (4.09m x 3.86m)
Currently used as a bedroom. Radiator. Picture rail. Coved ceiling. Double glazed window.

Kitchen/Reception Room
19'2 x 13'7 (5.84m x 4.14m)
Fitted range of base units, surrounding stone worktop with inset gas hob and one and a half bowl sink unit and mixer tap. Eye level double oven. Space and plumbing for dishwasher. Space for upright fridge freezer. Kitchen island with solid wooden worktop. Feature fireplace with exposed brick and log burner. Coved ceiling. Opening to dining room. Door to-

Utility Cupboard
Gas boiler. Space and plumbing for washing machine.

Dining Room
16'11 x 8'6 (5.16m x 2.59m)
Fitted range of tall units. Space for washing machine. Two radiators. Double glazed windows. Double glazed door to garden.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Frosted double glazed window. Stairs to loft room. Understairs cupboard.

Bedroom 1
13'7 x 9'9 (4.14m x 2.97m)
Radiator. Picture rail. Double glazed window to rear aspect.

Bedroom 2
10'9 x 8'10 (3.28m x 2.69m)
Radiator. Picture rail. Double glazed window to rear aspect.

Bedroom 3
10'10 x 9'3 (3.30m x 2.82m)
Radiator. Double glazed window to front aspect.

Bedroom 4
11'0 x 9'2 (3.35m x 2.79m)
Picture rail. Double glazed window to front aspect with wonderful views towards the South Downs.

Bathroom/WC
Panelled P shaped bath with mixer tap, shower screen and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Double glazed window.

Stairs from First Level Landing To Loft Room
Skylight.

Outside
The front garden is laid to patio with mature trees and shrubs that provide a high level of seclusion. There is currently gated access to the side that could be removed to provide off road parking.
The enclosed rear garden has a high level of seclusion and is mainly laid to lawn with an area of patio, mature trees and shrubs. There is a wooden summerhouse that is currently used as a workshop and occasional bedroom. There is gated rear access and access to the garage which has been converted into a room with a double glazed window and wash hand basin.

COUNCIL TAX BAND = D

EPC = E

