Freehold

39 Letheren Place, Eastbourne, BN21 1HL

£499,995








4 Bedroom | 1 Reception | 2 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 chain free four bedroom detached house enviably situated in the Old Town and forming part of this exclusive development. With the garage having been converted to a study the house provides spacious and versatile living accommodation. Requiring some modernisation and decorating throughout, the house benefits from a bay windowed lounge, dining area, large conservatory with access to the garden, fitted kitchen with separate utility room and a study. The first floor comprises of four bedrooms all with built in wardrobes and the master having an En suite shower room and there is a further family shower room. The rear garden is mainly laid to lawn with an area of decking and a garden shed with light and power. To the front there is off road parking for two vehicles. Local shops, schools catering for all ages, cafes and the stunning Gildredge Park Gardens are all located nearby. An internal inspection comes very highly recommended.

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Main Features

- Four Bedroom Detached House
- Lounge & Separate Dining Area
- Double Glazed Conservatory
- Kitchen with Separate Utility Room/Cloakroom
- Study
- En Suite Shower Room/WC & Shower Room/WC
- Lawned Rear Garden
- Driveway
- CHAIN FREE

Entrance
Front door to-

Hallway
Coved ceiling. Stairs to first floor. Door to study. Door to-

Lounge
15'9 x 12'10 (4.80m x 3.91m)
Two radiators. Oak flooring. Coved ceiling. TV point. Feature fireplace with inset coal effect fire. Double glazed bay window to front aspect. Archway to-

Dining Area
10'0 x 8'2 (3.05m x 2.49m)
Radiator. Oak flooring. Coved ceiling. Door to kitchen. Archway to-

Conservatory
16'5 x 9'3 (5.00m x 2.82m)
Two radiators. Oak flooring. Vaulted ceiling with ceiling fan. TV point. Double glazed windows. Double glazed patio doors to garden.

Kitchen
15'3 x 10'2 (4.65m x 3.10m)
Range of fitted wall and base units, surrounding solid wood worktop with inset ceramic butlers style sink and mixer tap. Aga cooker (included). Tiled flooring. Part tiled walls. Radiator. Understairs cupboard. Double glazed window to side aspect. Double glazed door to garden. Door to-

Cloakroom/Utility Room
7'5 x 5'9 (2.26m x 1.75m)
Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Space and plumbing for washing machine and dishwasher (both included). Part tiled walls. Tiled flooring. Wall mounted gas boiler. Frosted double glazed window.

Study
11'1 x 6'9 (3.38m x 2.06m)
Radiator. Oak flooring. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing
Airing cupboard housing hot water cylinder. Loft access (not inspected).

Bedroom 1
12'11 x 9'7 (3.94m x 2.92m)
Radiator. Coved ceiling. Built in double wardrobe. Three double glazed windows to front aspect. Door to-

En Suite Shower Room/WC
Shower enclosure. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point. Radiator. Part tiled walls. Frosted double glazed window.

Bedroom 2
10'8 x 8'9 (3.25m x 2.67m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
8'0 x 7'8 (2.44m x 2.34m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 4
8'0 x 7'9 (2.44m x 2.36m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to front aspect.

Shower Room/WC
Shower enclosure. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Coved ceiling. Frosted double glazed window.

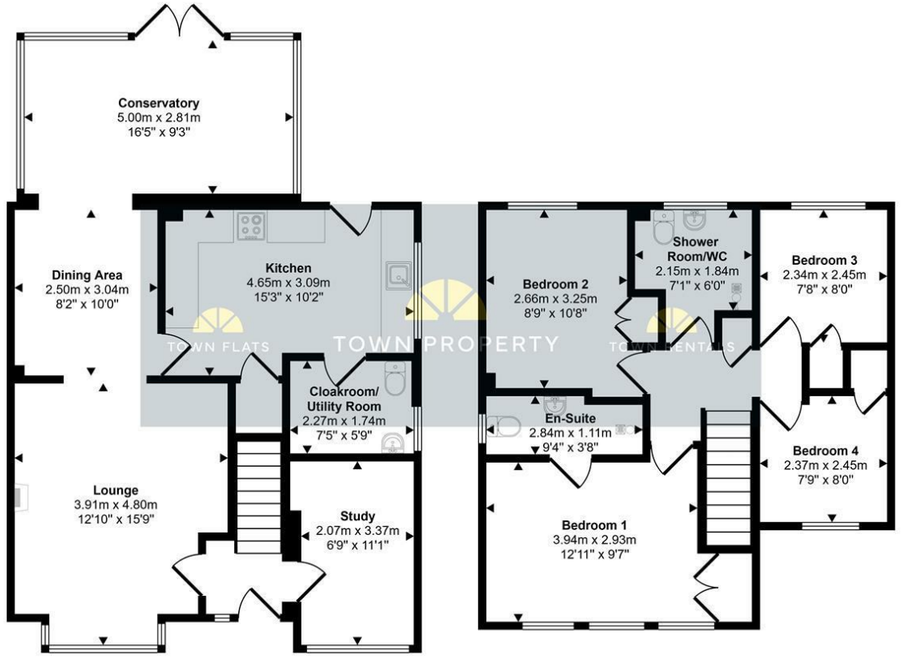
Outside
The rear garden is mainly laid to lawn with well stocked flower beds and borders. There is an area of decking, a garden shed with light and power and gated side access.

Parking
A driveway to the front of the property provides off road parking for two vehicles.

COUNCIL TAX BAND = E

EPC = D

Approx Gross Internal Area
125 sq m / 1345 sq ft



Ground Floor
Approx 73 sq m / 784 sq ft

First Floor
Approx 52 sq m / 561 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.

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