



Old Drove, BN23 8AH
Asking Price £555,000

EMSLIE &
TARRANT

Silverlands, Old Drove, Eastbourne, BN23 8AH

OCCUPYING A GENEROUS PLOT IN OLD DROVE, EASTBOURNE – A SUBSTANTIAL DETACHED FOUR BEDROOM BUNGALOW OFFERING A VERSATILE LAYOUT, EXTENSIVE REAR EXTENSION AND LARGE GARDENS TO BOTH FRONT AND REAR, TOGETHER WITH A GENEROUS GATED DRIVEWAY.

The property provides particularly spacious and versatile single-storey accommodation, currently arranged as four bedrooms, including a principal bedroom with adjoining ensuite shower room. The accommodation has been significantly extended to the rear, creating an impressive and exceptionally useful living space incorporating a large wrap-around conservatory, which enjoys views and direct access onto the adjoining rear garden.

The generous central kitchen/dining room forms the heart of the home and connects directly with the conservatory, whilst the separate lounge provides a further well-proportioned reception space. The four bedrooms offer considerable flexibility for family living, guests or home working – with the option for additional reception space should it be required. The layout also benefiting from a family bathroom and en-suite facilities to the principal bedroom. The loft also benefits from a boarded room, currently used for office space.

Externally, the property occupies a particularly generous plot with a large block-paved gated driveway to the front, providing excellent off-road parking. The substantial rear garden complements the accommodation particularly well, providing a sizeable outdoor space with considerable scope for entertaining, gardening and family use.

The combination of its detached position, generous plot, extensive accommodation and flexible layout makes this an appealing proposition for those seeking a substantial bungalow with the opportunity to adapt the accommodation to suit individual requirements.

An internal inspection is highly recommended to appreciate the size, versatility and outside space this property has to offer.



EMSLIE & TARRANT

Accommodation Entrance Hallway

Lounge — 16'3" x 14'9" (4.96m x 4.49m)

Kitchen/Dining Room — 17'0" x 13'5" (5.19m x 4.09m)

Conservatory — 17'0" x 11'0" (5.19m x 3.36m)

Further Conservatory — 14'11" x 8'6" (4.54m x 2.60m)

Bedroom 1 — 14'7" x 10'8" (4.45m x 3.24m)

Ensuite Shower Room — 7'8" x 4'1" (2.34m x 1.25m)

Bedroom 2 — 11'4" x 9'0" (3.45m x 2.75m)

Bedroom 3 — 11'7" x 10'9" (3.53m x 3.26m)

Bedroom 4 — 9'0" x 8'0" (2.73m x 2.45m)

Family Bathroom — 8'6" x 8'3" (2.60m x 2.53m)

Loft Room / Office

OUTSIDE

Front Garden & Parking

Generous block-paved gated driveway providing extensive off-road parking.

Rear Garden

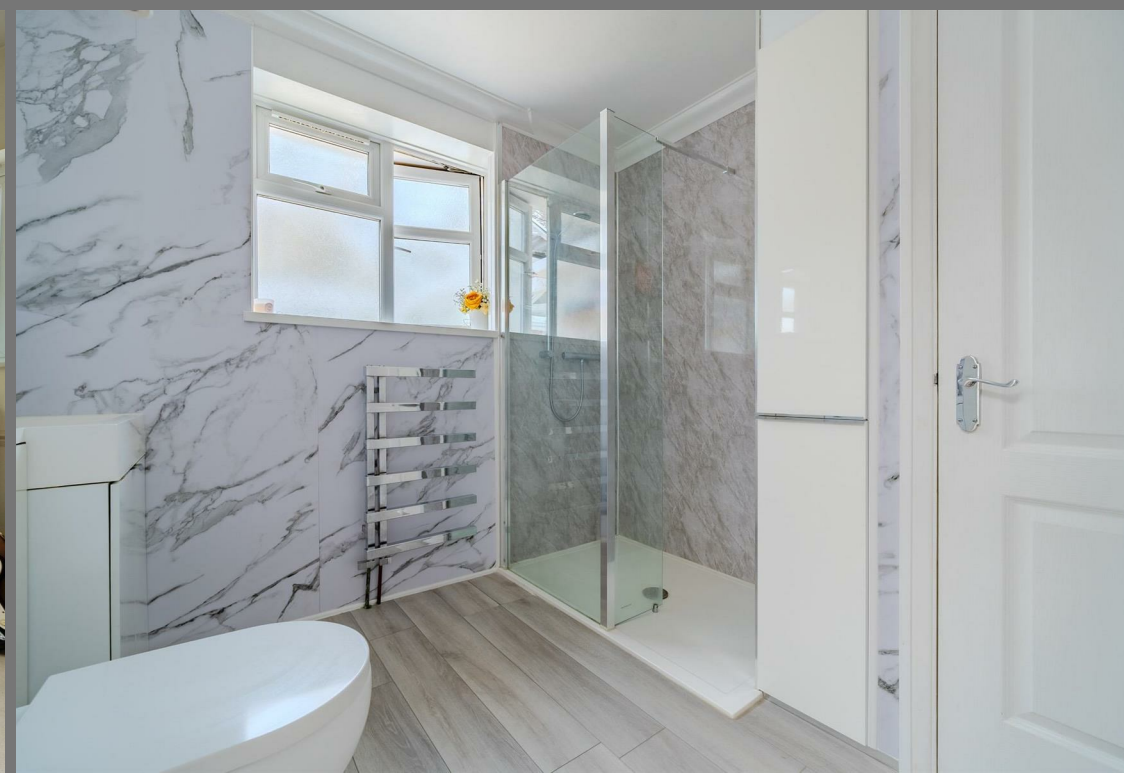
Large rear garden extending from the substantial rear extension and conservatory.

AGENTS NOTES

Council Tax Band – D

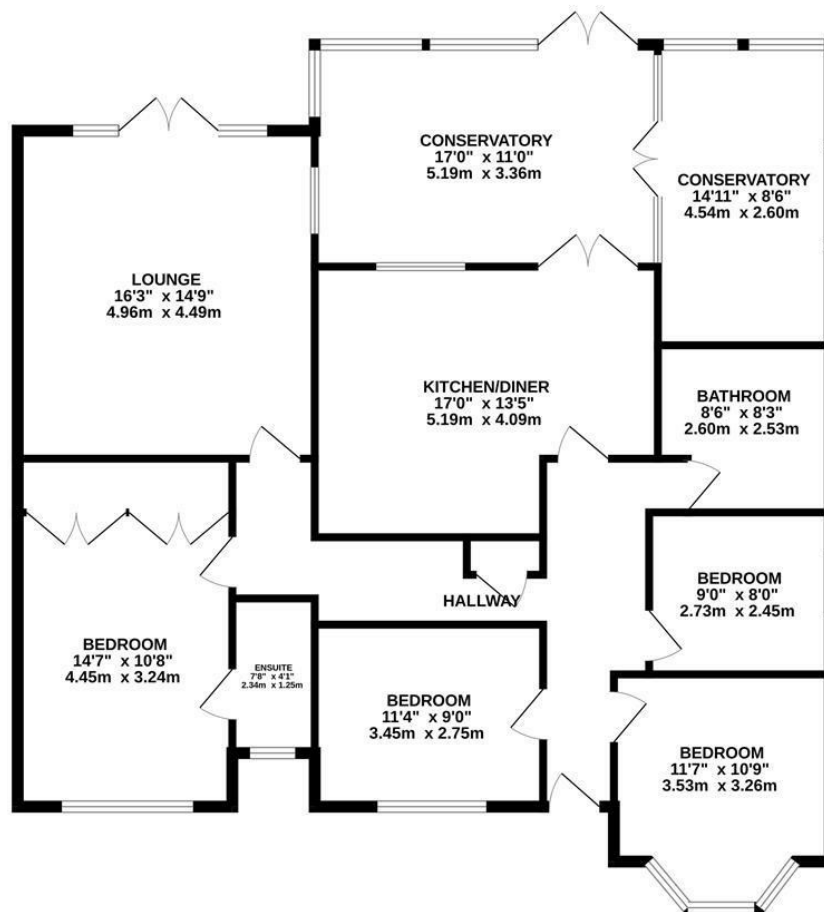
EPC Rating – TBC







GROUND FLOOR
1490 sq.ft. (138.4 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix (2020)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

All material information relating to this property is provided by the vendor and is available upon request.

While Emslie & Tarrant make every effort to ensure that property details are accurate and up to date, we rely on information supplied by the vendor and do not independently verify its accuracy. These particulars do not constitute any part of an offer or contract, and should not be relied upon as statements of fact. Any prospective purchaser should seek confirmation from their solicitor or other suitably qualified professional.

All measurements, floor plans, and dimensions are approximate and provided for guidance purposes only. They should not be relied upon for the purchase of furnishings, fixtures, or fittings.

Please note that none of the services, systems, appliances, or installations have been tested by Emslie & Tarrant, and no guarantee as to their operating ability or efficiency is given.

Town Centre Office
40 Cornfield Road
Eastbourne
East Sussex BN21 4QH
t: 01323 727527

Meads Office
40 Meads Street
Eastbourne
East Sussex BN20 7RG
t: 01323 728100

e: info@emsliearrant.co.uk

VAT Number: 800091287
Registered in England & Wales
Registered Number: 4499609

**EMSLIE &
TARRANT**