



Dawnings Mill Gap Road, Eastbourne, BN21 2JA

£325,000



AN INDIVIDUAL & UNIQUE THREE BEDROOM DETACHED HOUSE in the requested UPPERTON area of Eastbourne. Enjoying spacious accommodation across two floors with SEPARATE DINING & SITTING ROOMS to the ground floor, along with a good sized KITCHEN/BREKFAST ROOM. The first floor is just as impressive with THREE BEDROOMS, and separate BATHROOM & CLOAKROOM. Although the house would benefit from some updating, the generous proportions and excellent layout provide a great opportunity to improve or reconfigure as desired. Outside, the property enjoys a sunny, enclosed, walled private garden.

Situated in the popular Upperton area, the house is conveniently positioned for access into Eastbourne's town centre and mainline railway station. The District General Hospital, local amenities and excellent bus routes are all close at hand and we consider an exciting chance to create a lovely family home, which is in an excellent location.



ENTRANCE

Front door to-

PORCH

Windows to the side and rear aspects.
Inner glazed door to-

DINING ROOM

15'0 x 14'7 (4.57m x 4.45m)
Spacious second reception room with radiator. Staircase to the first floor. Window to the side aspect, glazed doors to the kitchen and lounge.

LOUNGE

14'11x 12'2 (4.55mx 3.71m)
Radiator. Glazed bay window to the front aspect.

KITCHEN/BREAKFAST ROOM

14'8 x 11'1 (4.47m x 3.38m)
Fitted range of floor standing and wall mounted units with worktop space, inset single drainer sink unit and mixer tap. Space for cooker and fridge freezer. Space and plumbing for a washing machine. Wall mounted boiler. Radiator. Window to the rear aspect with views over the garden. Door to the side aspect.

FIRST FLOOR LANDING

Radiator. Window to the side aspect, doors to the three bedrooms, bathroom and cloakroom.

BEDROOM ONE

14'11 x 12'2 (4.55m x 3.71m)
Radiator. Fitted wardrobes. Glazed bay window to the front aspect.

BEDROOM TWO

11'3 x 8'11 (3.43m x 2.72m)
Radiator. Window to the side aspect.

BEDROOM THREE

11'8 x 6'5 (3.56m x 1.96m)
Radiator. Fitted wardrobe. Loft access. Window to the side aspect.

BATHROOM

9'2 x 5'9 (2.79m x 1.75m)
Bath with shower unit over. Airing cupboard. Wash hand basin. Radiator. Window to the rear aspect.

CLOAKROOM

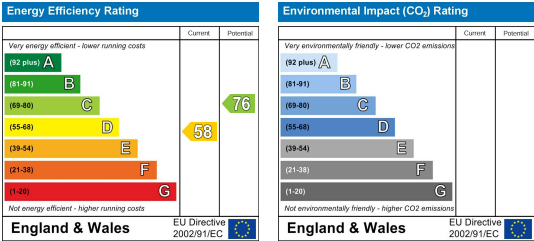
Low level WC. Wash hand basin. Radiator. Window to the rear aspect.

REAR GARDEN

The walled rear garden is mainly laid to lawn with a range of mature trees and shrubs. There is also gated side access.

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



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