

naea | propertymark

PROTECTED

**PRS** Property  
Redress  
Scheme



**18 Cotswold Close, Eastbourne, East Sussex, BN23 8HH**  
**Guide Price £450,000-£475,000**



**Surr ridge Mison**  
ESTATES

## CHAIN FREE

This bright & spacious four-bedroom detached home is situated in a quiet cul-de-sac overlooking a communal green on the sought after Pennine Estate in North Langney, Eastbourne. With three reception rooms, double garage, driveway, south west facing rear garden, the property provides an excellent opportunity for any new owner to put their stamp on.

Although requiring modernisation, the property has modern amenities to include double glazing and gas central heating. The accommodation on offer is extremely spacious with an entrance hallway with a handy ground floor cloakroom, through to the breakfast room with an understairs cupboard. The breakfast room is a versatile space, and could be used for a playroom, study or converted to a utility room. The breakfast room is open to the kitchen, which has plenty of space for appliances and provides side access to the garden. The kitchen has a door to the dining room, and this could be converted into one big open plan kitchen/diner STNBC. The dining room has patio doors leading onto the rear garden and double doors into the lounge, which is at the front of the property. The lounge has an open fireplace, and has an open outlook to the front over the communal green.

Upstairs, the landing has an airing cupboard and provides loft access. There are four bedrooms, two having mirror fronted built in wardrobes, with bedroom one owning the en-suite shower room, and there is a further family bathroom.

Outside, the rear garden has a sunny south westerly aspect and is lawned with a patio area. There are planted borders and it is enclosed by fencing with gated side access.

The double garage has electric doors to the front, power and light, and a personal door to the rear garden. It also houses the Valliant boiler. There is a driveway to the front of the garage providing off road parking.

The property is extremely well placed for all local amenities including shops, primary and secondary schools and the popular Shinewater Park and Nature Reserve with its wildfowl lakes and wooded areas. It is well served for bus routes taking you to the town centre and seafront whilst having Langney Shopping Centre within very close proximity offering local and National shops plus cafés and restaurants. There is also the convenience of the mainline train station a short distance away at Westham and Hampden Park with direct links to London Victoria, Gatwick, Brighton and Hastings.





**Entrance Hall** - 1.93m x 1.45m (6'4" x 4'9")- Wooden door to front. Fitted matting and carpeted. Radiator. Telephone point. Coved ceiling. Stairs leading to first floor.

**Cloakroom** - 2.36m x 0.86m (7'9" x 2'10")- Double glazed opaque window to front. Carpeted. Radiator. Wash hand basin set within vanity unit with tiled splashback, and W.C.

**Lounge** - 5.03m x 3.53m (16'6" x 11'7")- Double glazed window to front. Open fireplace with tiled hearth. Wall lights. Radiator. Carpeted. TV point. Coved ceiling. Double internal glazed doors leading to dining room.

**Dining Room** - 3.56m x 2.64m (11'8" x 8'8")- Patio doors leading to rear garden. Wall lights. Coved ceiling. Carpeted. Radiator.

**Kitchen** - 3.76m x 3.48m (12'4" x 11'5")- Double glazed window to rear and glazed door to side. Vinyl flooring and partially tiled walls. Radiator. Telephone point. Fully fitted with a range of wall and base units housing integral fridge/freezer, with space and plumbing for washing machine and dishwasher. Built in eye level double electric oven. Work surfaces with inset 4 burner gas hob with fitted extractor fan, and inset stainless steel sink and drainer unit with mixer taps.

**Breakfast Room** - 2.62m x 1.93m (8'7" x 6'4")- Double glazed window to side. Built in understairs cupboard. Carpeted. Radiator. Coved ceiling.

**First Floor Landing** - 2.92m x 1.4m (9'7" x 4'7")- Built in airing cupboard. Loft access. Carpeted. Coved ceiling.

**Bedroom One** - 3.58m x 2.92m (11'9" x 9'7")- Double glazed window to front. Built in wardrobes with mirror fronted doors. Radiator. Carpeted. Coved ceiling. Door leading to en-suite shower room.

**En-Suite Shower Room** - 2.9m x 1.52m (9'6" x 5'0")- Double glazed opaque window to front. Carpeted, and partially tiled walls. Radiator. Extractor fan. Suite comprising of shower cubicle with electric shower, wash hand basin, bidet and W.C.

**Bedroom Two** - 3.63m x 2.49m (11'11" x 8'2")- Double glazed window to rear. Built in wardrobes with mirror fronted doors. Radiator. Carpeted. Coved ceiling.

**Bedroom Three** - 2.62m x 1.98m (8'7" x 6'6")- Double glazed window to rear. Radiator. Carpeted. Coved ceiling.

**Bedroom Four** - 2.62m x 1.93m (8'7" x 6'4")- Double glazed window to rear. Radiator. Carpeted. Coved ceiling.

**Bathroom** - 2.49m x 1.93m (8'2" x 6'4")- Double glazed opaque window to side. Carpeted, and partially tiled walls. Radiator. Extractor fan. Suite comprising of bath with mixer taps and electric shower over, wash hand basin, bidet and W.C.

**Double Garage & Driveway** - 5.18m x 4.98m (17'0" x 16'4")- Double garage with electric up & over doors. Wooden personal door to side, and glazed window to side. Wall mounted Valliant boiler. Power and light. Driveway in front of garage providing ample off road parking.

**South West Facing Rear Garden**- Mainly laid to lawn with patio area. Outside tap. Flower beds. Fencing surrounds with gated side access.



Council Tax Band- E EPC Rating- D Tenure- Freehold

### Utilities

This property has the following utilities:

Water; Mains

Drainage; Mains

Gas; Mains

Electricity; Mains

Primary Heating; Gas

Solar Power; No

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### SurrIDGE Mison Estates

66 High Street, Westham, Pevensey,

East Sussex, BN24 5LP

Tel 01323 460617

Email [info@surridgemison.com](mailto:info@surridgemison.com)

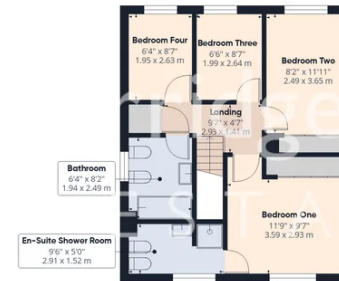
Web [www.surridgemison.com](http://www.surridgemison.com)

Company Registration Number 14506438

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
1356 ft<sup>2</sup>  
125.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

