Freehold

Guide Price
£475,000 - £500,000

26 Vancouver Road, Eastbourne, BN23 5BF

4/5 Bedroom 3/4 Reception 3 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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Enjoy the best of coastal living with this superb detached home on Vancouver Road, ideally positioned to embrace the vibrant marina lifestyle. Offering spacious and flexible accommodation, this well presented property features four to five bedrooms, two of them having En Suite facilities. The versatile layout includes three to four reception areas, with the garage thoughtfully converted into a family room, snug or potential fifth bedroom. A well equipped kitchen/breakfast room, a convenient ground floor cloakroom and a modern family bathroom/WC complete the interior. The rear garden has been beautifully landscaped for low-maintenance enjoyment, featuring patio areas, artificial lawn and attractive planted borders. Its secluded South Westerly aspect ensures plenty of afternoon sun and a peaceful outdoor retreat. To the front, the property benefits from off street parking for at least two vehicles and overlooks a charming recreation green, adding to the sense of space and community. Located within easy walking distance of the marina's waterfront cafés, restaurants and stunning beaches, the home also offers convenient access to Pevensey Bay Village and is just four miles from Eastbourne town centre.

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Main Features

- Detached House
- 4/5 Bedrooms
- 3/4 Reception Rooms
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Two En Suite Shower Rooms/WC
- Family Bathroom/WC
- South Westerly Facing Rear Garden
- Driveway Providing Off Road Parking for Two Vehicles
- Close to Seafront, Eastbourne Marina and Crumbles Retail Park

Entrance
Covered entrance with door to-

Hallway
Radiator. Engineered oak flooring. Frosted double glazed window.

Cloakroom
Low level WC. Pedestal wash hand basin. Engineered oak flooring. Radiator.

Study
8'7 x 5'3 (2.62m x 1.60m)
Radiator. Engineered oak flooring. Double glazed window to side aspect.

Sitting Room
18'9 x 10'10 (5.72m x 3.30m)
Radiator. Engineered oak flooring. Fireplace surround with inset gas fire and mantel above. Double glazed windows to front and side aspects.

Dining Room
10'2 x 9'7 (3.10m x 2.92m)
Radiator. Engineered oak flooring. Double glazed door to rear aspect.

Family Room/Snug/Bedroom 5
13'1 x 7'10 (3.99m x 2.39m)
Radiator. Carpet. Walk in store cupboard/wardrobe. Wall mounted gas boiler. Double glazed window to front aspect.

Kitchen/Breakfast Room
16'0 x 10'5 (4.88m x 3.18m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset five ring gas hob with electric oven and grill under and extractor over. Integrated dishwasher and washing machine. Integrated under counter fridge and freezer. Range of wall mounted units. Space for fridge freezer and tumble dryer. Tiled flooring. Radiator. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Airing cupboard. Access to loft (not inspected).

Master Bedroom
11'5 x 10'9 (3.48m x 3.28m)
Carpet. Radiator. Built in wardrobe. Double glazed windows to front and side aspects.

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Shaver point. Carpet. Heated towel rail. Frosted double glazed window.

Bedroom 2
12'8 x 11'6 (3.86m x 3.51m)
Carpet. Radiator. Built in wardrobe. Fitted wardrobe. Double glazed windows to front aspect.

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Double glazed window to side aspect.

Bedroom 3
11'1 x 8'3 (3.38m x 2.51m)
Carpet. Radiator. Built in wardrobe. Double glazed windows to front and side aspects.

Bedroom 4
10'6 x 7'10 (3.20m x 2.39m)
Carpet. Radiator. Double glazed windows to rear aspect.

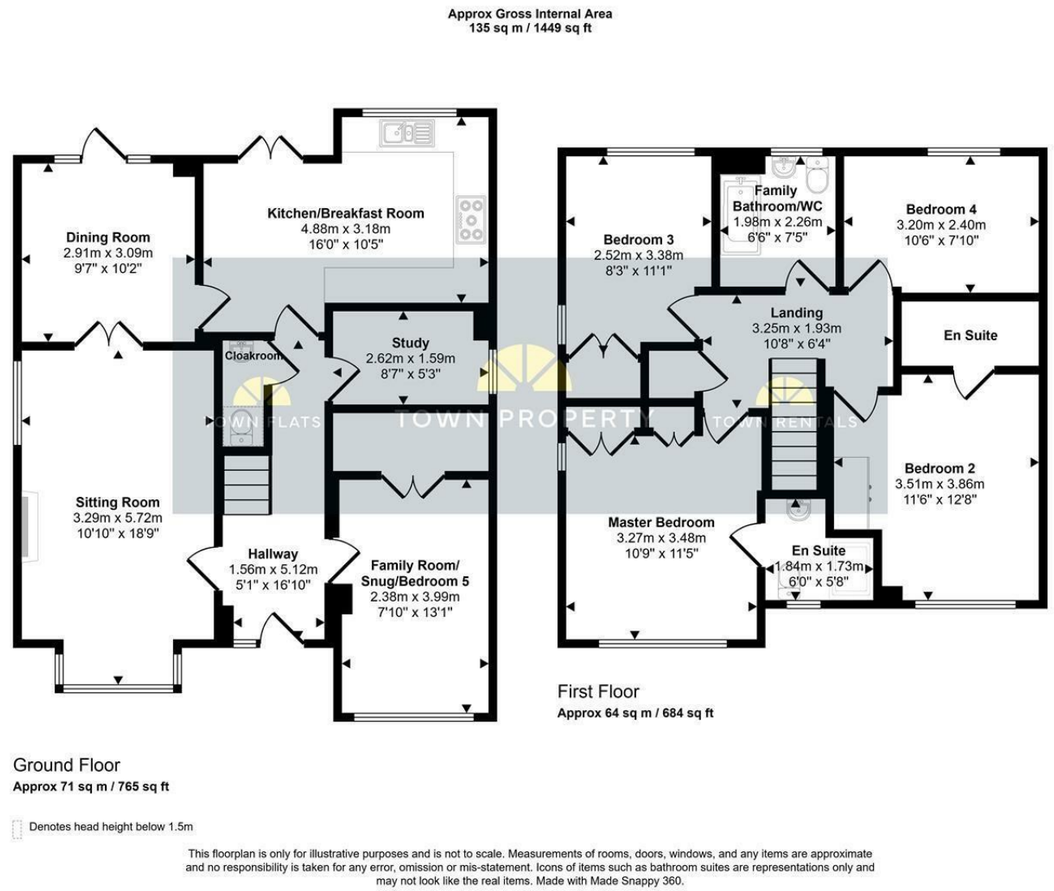
Bathroom/WC
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Shaver point. Heated towel rail. Part tiled walls. Frosted double glazed window.

Outside
The private rear garden is thoughtfully designed with patio areas, artificial grass and mature planting, all enjoying a sunny South Westerly orientation. Gated side access adds practicality and convenience.

Parking
A private driveway at the front of the property provides off-street parking for at least two vehicles.

COUNCIL TAX BAND = F

EPC = C



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.