TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£385,000 - £395,000

26 Cherry Garden Road, Eastbourne, BN20 8HD

*** GUIDE PRICE £385,000 - £395,000 ***

A beautifully presented three bedroom semi detached home in a sought after Old Town location, ideally situated for Gildredge House School, excellent bus links and the stunning South Downs. Modern throughout, this lovely family home offers well proportioned accommodation with a welcoming and contemporary feel. The bay fronted living room provides an attractive reception space, while to the rear is a modern kitchen/dining area with direct access onto the garden, making it ideal for both everyday family life and entertaining. Upstairs, the property offers three bedrooms, comprising of two generous double bedrooms and a well sized single bedroom, alongside a modern family bathroom. Outside, the rear garden provides a fantastic private space, with a summer house positioned at the top of the garden, offering an ideal home office, hobby room or additional entertaining space. A particularly appealing feature is the gate providing direct access towards the South Downs, perfect for enjoying the surrounding countryside and local walks. Further benefits include a ground floor cloakroom, modern presentation throughout and a highly convenient location close to schools, transport links and the beautiful South Downs.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen
- Dining Area
- Bathroom/WC
- Tiered Lawned Rear Garden
- Direct Access to The South Downs

Entrance
UPVC front door to-

Hallway
Radiator. Understairs cupboard.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Heated towel rail. Cupboard housing newly installed combi boiler. Double glazed window.

Lounge
13'11 x 10'8 (4.24m x 3.25m)
Radiator. Double glazed bay window to front aspect.

Kitchen
10'3 x 7'11 (3.12m x 2.41m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level double oven. Integrated fridge freezer. Space and plumbing for washing machine and dishwasher. Double glazed window to rear aspect.

Dining Area
11'7 x 10'4 (3.53m x 3.15m)
Radiator. Electric fireplace. Double glazed french doors to garden.

Stairs from Ground to First Floor Landing
Loft access via ladder (not inspected). Double glazed windows to front and side aspects.

Bedroom 1
14'1 x 9'2 (4.29m x 2.79m)
Radiator. Built in wardrobe. Double glazed bay window to front aspect.

Bedroom 2
11'9 x 10'6 (3.58m x 3.20m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
7'10 x 7'5 (2.39m x 2.26m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap, rainfall showerhead, further shower attachment and shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. There is a summer house and gated side access. A gate at the back of the garden provides access to the South Downs.

COUNCIL TAX BAND = D

EPC = D

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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.