



Cherry Garden Cottage, Cherry Garden Road, Eastbourne, BN20 8EY

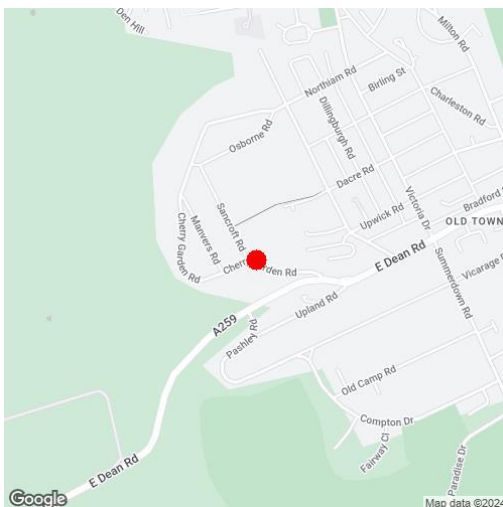
Guide Price £475,000 - £500,000 | Freehold

**LS** Leaper  
Stanbrook

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A delightful and unique three bedroom detached lodge-style residence of impressive character adjacent to The South Downs National Park in the favoured Old Town area of Eastbourne. Cherry Garden Cottage is understood to have been originally constructed in the late 1800's with significant later additions and now provides a spacious home with versatile accommodation over two floors. The ground floor comprises a generous sitting room with bi-fold doors opening onto the westerly facing rear garden, a 19' x 18' kitchen/dining room with part vaulted ceiling a breakfast bar and wood burner. There are two bedrooms and a particularly spacious bathroom with corner bath, shower cubicle and twin sink units. The 22' master bedroom and en-suite shower room are on the first floor together with a studio/storage room. Cherry Garden Cottage is set within attractive and secluded gardens with a gate providing access to a pathway providing direct access to the South Downs. There is off-road parking for two vehicles to the front of the house. Schools catering for most age groups are in the vicinity whilst Eastbourne town centre and railway station are 1 and a half miles away. Although requiring some further modernisation, the house does benefit from gas central heating and sealed unit double glazing and provides a rare opportunity to acquire a charming home in this wonderful setting.





### At a Glance:

- Unique lodge-style home of exceptional character
- Favoured Old Town location adjacent to The South Downs
- Three bedrooms
- Generous sitting room
- 19' x 18' kitchen/breakfast room
- Two bath/shower rooms (one en-suite)
- Off-road parking
- Delightful gardens
- Gas central heating
- Sealed unit double glazing

### Accommodation:

#### HALL

#### SITTING ROOM

19'3" (5.87m) x 12'6" (3.81m)

#### INNER HALL

#### KITCHEN/DINING ROOM

19'0" (5.79m) x 18'0" (5.49m) Max

#### BEDROOM 2

12'4" (3.76m) x 12'0" (3.66m)

#### BEDROOM 3

8'9" (2.67m) x 8'7" (2.62m) Plus Recess

#### BATHROOM/WC

12'0" (3.66m) x 8'0" (2.44m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

22'6" (6.86m) x 13'6" (4.11m) Plus Recess

#### EN-SUITE SHOWER ROOM/WC

#### STUDIO/LOFT ROOM

#### OUTSIDE:

**GARDENS TO THE FRONT, SIDE & REAR.**

#### OFF-ROAD PARKING

#### COUNCIL TAX:

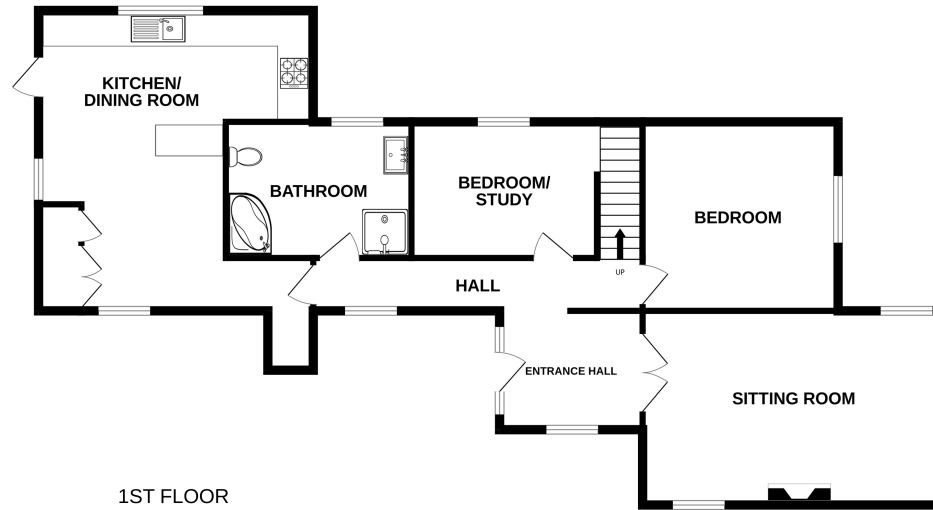
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#### EPC:

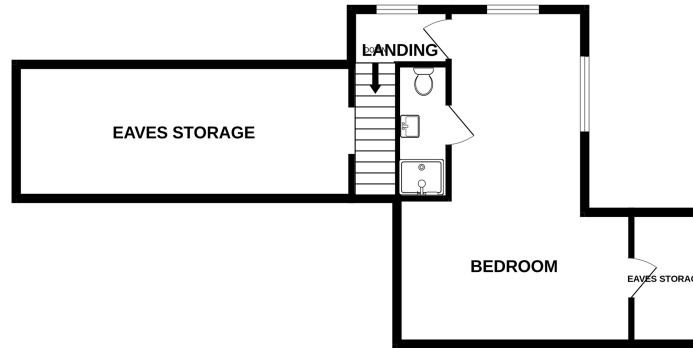
"E"



GROUND FLOOR



1ST FLOOR



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.  
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