

16 Letheren Place,
Eastbourne, BN21 1HL

Freehold

£530,000



4 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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Situated on the borders of Summerdown and Old Town this delightful four bedroom detached residence is located within the prestigious Letheren Place development, originally the site of the Union workhouse and later St Marys Hospital built by Mclean homes approximately 35 years ago. Providing spacious and well proportioned accommodation the house benefits from a bay windowed lounge, separate dining room with patio doors to the rear garden, fitted kitchen with integrated appliances, a ground floor cloakroom and access to the integral garage. The first floor comprises of four good size bedrooms, the master having an En suite shower room and a further family bathroom. The garden is laid to lawn and patio with gated side access providing access to the garage and driveway that provides off road parking. The house is within walking distance of outstanding local schools, Albert Parade shops and Waitrose supermarket. An internal inspection comes highly recommended.

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Main Features

- Detached House
- Four Bedrooms

- Lounge & Dining Room
- Kitchen

- Ground Floor Cloakroom
- En Suite Shower Room/WC & Family Bathroom/WC

- Patio & Lawn Rear Garden
- Integral Garage

- Driveway
- Close to Local Schools, Shops & Transport Links

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
17'2 x 12'4 (5.23m x 3.76m)
Radiator. Feature fireplace with marble surround and hearth. Double glazed bay window to front aspect. Double doors to-

Dining Room
9'3 x 8'4 (2.82m x 2.54m)
Radiator. Coved ceiling. Double glazed patio doors to garden. Door to-

Kitchen
14'7 x 8'4 (4.45m x 2.54m)
Fitted range of white wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Eye level oven and microwave. Integrated fridge freezer, washing machine and dishwasher. Breakfast bar. Part tiled walls. Two double glazed windows to rear aspect. Double glazed door to side aspect. Door to-

Inner Hallway
Door to integral garage. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Airing cupboard housing hot water cylinder. Coved ceiling. Loft access (not inspected).

Bedroom 1
14'5 x 11'1 (4.39m x 3.38m)
Radiator. Coved ceiling. Door to walk in wardrobe with hanging rail and double glazed window to front aspect. Door to-

En Suite Shower Room/WC
White suite comprising of corner shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Part tiled walls. Coved ceiling. Heated towel rail. Frosted double glazed window.

Bedroom 3
9'4 x 8'9 (2.84m x 2.67m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Refitted white suite comprising of panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Heated towel rail. Extractor fan. Frosted double glazed window.

Bedroom 4
9'6 x 8'0 (2.90m x 2.44m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

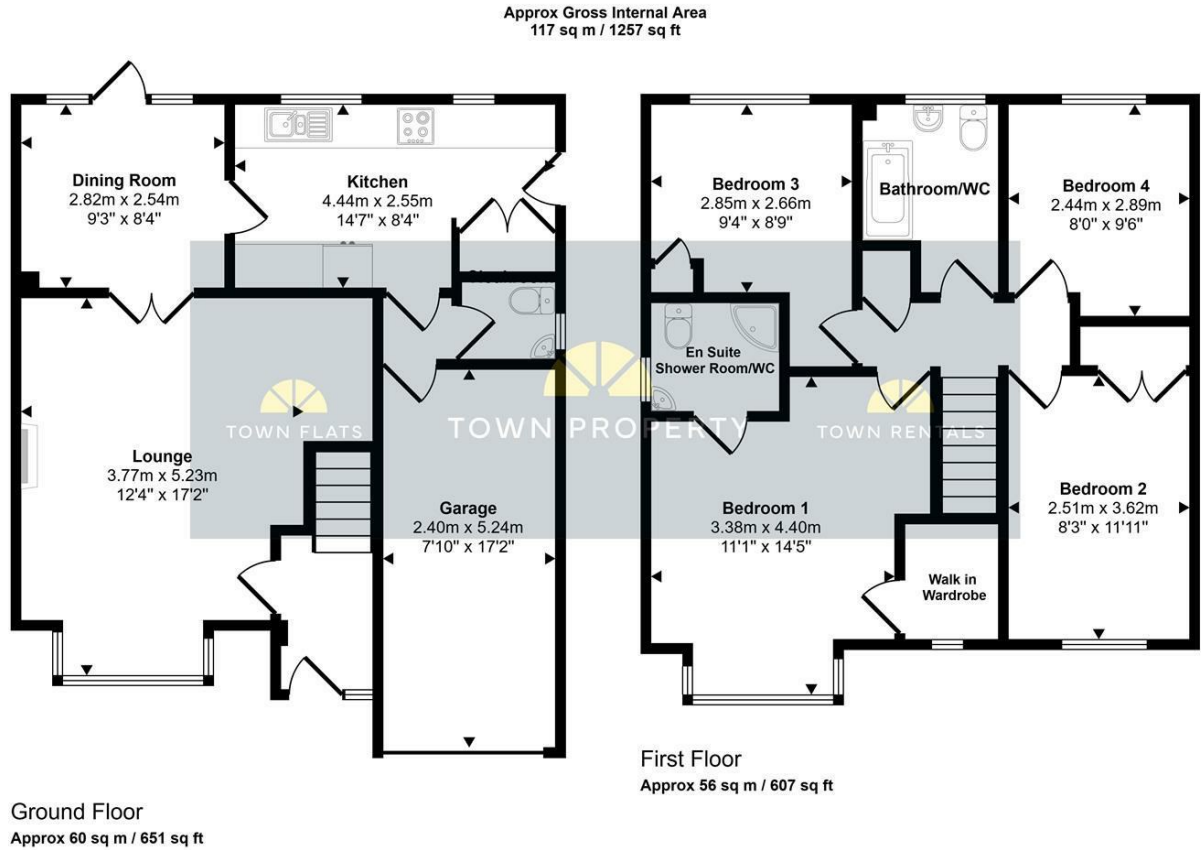
Bedroom 2
11'11 x 8'3 (3.63m x 2.51m)
Radiator. Coved ceiling. Fitted double wardrobe. Double glazed window to front aspect.

Outside
The rear garden is mainly laid to patio with an area of lawn, well spaced flower beds and borders. There is gated side access, outside lighting, a wooden shed and a greenhouse.

Garage
17'2 x 7'10 (5.23m x 2.39m)
Up and over door. Light and power. Wall mounted gas boiler.

Parking
A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.