

64 Jordans Lane East,  
Eastbourne, BN22 0LW

Freehold  
Guide Price  
£440,000 - £475,000



4 Bedroom 1 Reception 2 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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\*\*\* GUIDE PRICE £440,000 - £460,000 \*\*\*

An exceptional opportunity to acquire this elegant and spacious four double bedroom detached residence, ideally positioned in the highly sought after Jordans Lane East, Eastbourne. This beautifully appointed home enjoys a stunning westerly facing garden, perfect for afternoon and evening sun, along with breath taking views across the South Downs. To the rear, a delightful sun balcony provides an ideal setting for relaxation or entertaining while taking in the picturesque surroundings. The property offers versatile and well proportioned accommodation throughout, including a bright and airy conservatory and an additional ground floor fifth bedroom or study ideal for home working or guest accommodation. Upstairs, the home boasts four generous double bedrooms, complemented by a luxurious, fully fitted bathroom with separate shower, as well as an additional large contemporary shower room, both finished to a high standard. Externally, the property benefits from ample off road parking, a garage and a car port, ensuring practicality alongside its charm and elegance. Conveniently located, this superb home is within easy reach of excellent transport links, highly regarded schools and a range of local shops and amenities, making it perfectly suited for families and commuters alike. A truly outstanding home combining space, style and an enviable location.

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## Main Features

- Elegant Detached House
- 4 Double Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge & Conservatory
- Office/Bedroom 5
- Bathroom/WC & Shower Room/WC
- Westerly Facing Rear Garden
- Driveway & Carport
- Garage

**Entrance**  
Double glazed front door to-

**Entrance Hallway**  
Two radiators. Storage cupboard. Understairs cupboard. Double glazed door to side.

**Ground Floor Cloakroom**  
Low level WC. Wash hand basin. Frosted double glazed window.

**Kitchen**  
16'5 x 10'0 (5.00m x 3.05m)  
Fitted range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Space for range cooker. Extractor hood. Integrated washing mashing, undercounter freezer and dishwasher. Space for fridge freezer. Radiator. Two double glazed windows to front aspect.

**Lounge**  
16'11 x 16'8 (5.16m x 5.08m)  
Two radiators. Feature electric fireplace. Double glazed window. Double glazed sliding door to-

**Conservatory**  
16'7 x 7'11 (5.05m x 2.41m)  
Two radiators. Double glazed windows. Double glazed sliding door to garden. Door to-

**Study/Bedroom 5**  
7'11 x 7'9 (2.41m x 2.36m)  
Radiator. Double glazed window to rear aspect.

**Stairs from Ground to First Floor Landing**  
Storage cupboard. Loft access (not inspected). Double glazed window to side aspect.

**Bedroom 1**  
17'3 x 9'5 (5.26m x 2.87m)  
Radiator. Built in wardrobe. Double glazed door to balcony.

**Bedroom 2**  
13'9 x 8'2 (4.19m x 2.49m)  
Radiator. Built in cupboard. Double glazed window to front aspect.

**Bedroom 3**  
13'5 x 8'0 (4.09m x 2.44m)  
Radiator. Built in wardrobe. Double glazed window to rear aspect.

**Bathroom/WC**  
Panelled bath. Double shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Fully tiled walls. Heated towel rail. Frosted double glazed window.

**Bedroom 4**  
11'0 x 9'11 (3.35m x 3.02m)  
Radiator. Fitted wardrobes and overhead storage.

**Shower Room/WC**  
Corner shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Bidet. Heated towel rail. Fully tiled walls. Frosted double glazed window.

**Outside**  
The westerly facing rear garden is mainly laid to lawn with an area of patio adjoining the house. There are raised borders and a shed.

## Parking

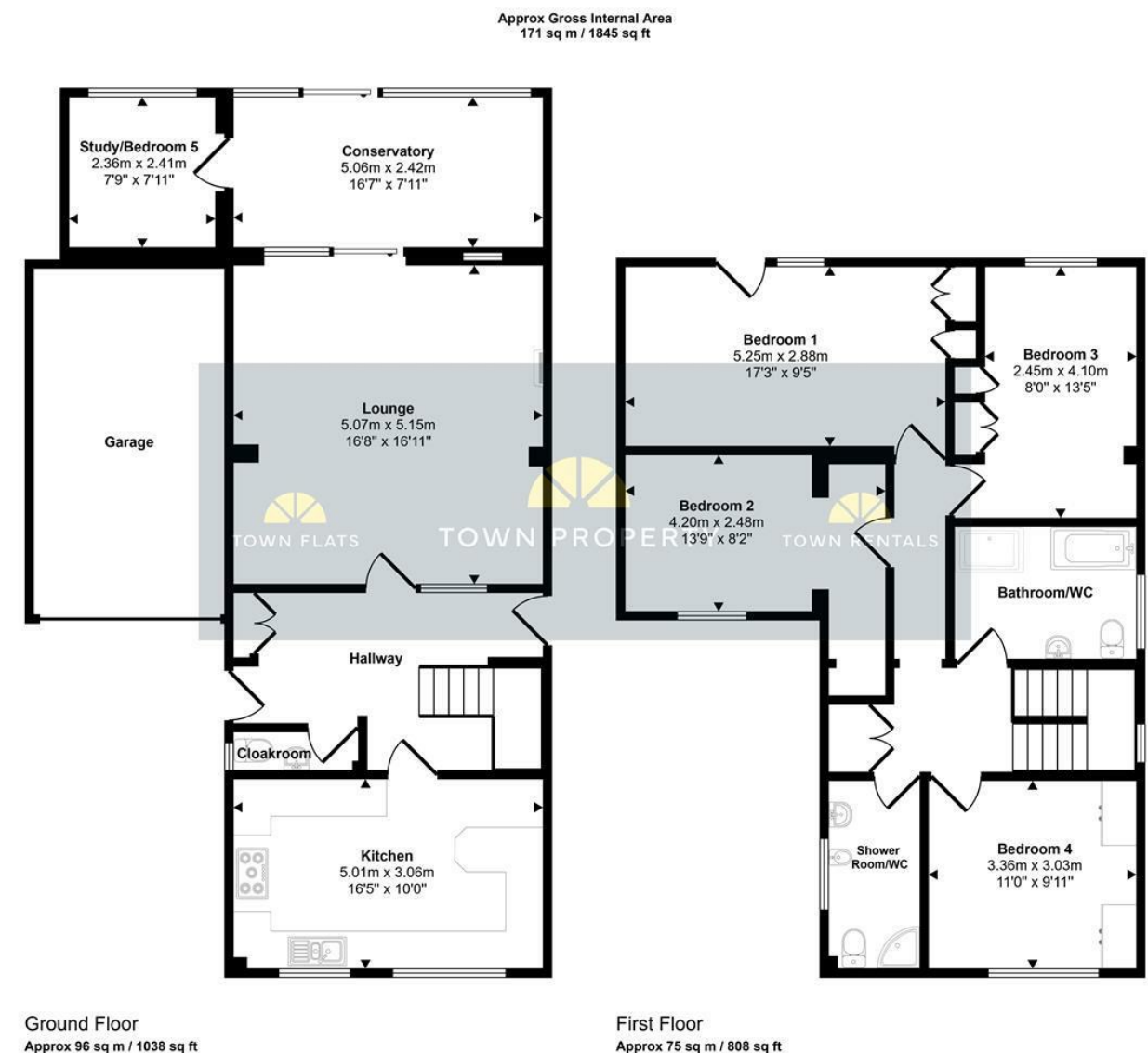
A driveway to the front of the property provides off road parking and access to the car port and-

## Garage

18'4 x 10'1 (5.59m x 3.07m)  
Up and over door. Light and power.

COUNCIL TAX BAND = D

EPC = C



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.

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