



30 Farlaine Road, Eastbourne, BN21 1XQ

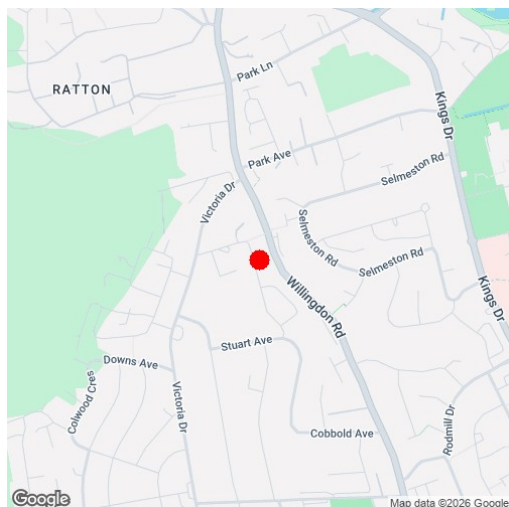
Price £575,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally spacious and individually designed 4/5 bedroom detached house located in the sought after Old Town area close to excellent schools, local amenities and bus routes. This delightful home is offered to the market chain free and boasts bright and spacious accommodation which lends itself perfectly for family living. The main living area is on the first floor and takes advantage of an abundance of natural light and stunning views from the back across towards the sea and Hastings in the distance and to the front views towards the South Downs. The ground floor accommodation comprises entrance porch, spacious entrance hall, sun room, three bedrooms, one of which could be used as a study, the main bedroom has the benefit of an en-suite shower room and the main family bathroom is also on this floor. Stairs rise to the first floor where there is a large living space incorporating sitting room and dining area which leads to the kitchen, there is a bedroom/study located off the sitting room and an inner hallway leading to a further bedroom and a separate WC. There is a terrace accessed from the sitting/dining area with lovely views over the garden and beyond. The property benefits from a garden to the front along with driveway for several vehicles leading to a larger than average integral garage with personal door to entrance hall. A particular feature is the mature and well stocked rear garden with area of lawn, patio and a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating.





At a Glance:

- Spacious 4/5 bedroom detached house
- Popular Old Town location
- Close to excellent schools
- Chain Free
- Terrace with views across towards the sea and Hastings in the distance
- Sitting room and dining area
- Bathroom
- En-suite shower room
- Mature gardens
- Driveway and larger than average garage

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

BEDROOM 1

13'9" (4.19m) x 11'9" (3.58m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'6" (3.81m) x 9'5" (2.87m)

BEDROOM 3

10'7" (3.23m) x 7'7" (2.31m)

SUN ROOM

12'1" (3.68m) x 10'5" (3.18m)

BATHROOM

STAIRS TO FIRST FLOOR

SITTING ROOM

19'9" (6.02m) x 12'2" (3.71m)

DINING AREA

19'9" (6.02m) x 10'9" (3.28m)

KITCHEN

14'7" (4.45m) x 7'9" (2.36m)

SUN TERRACE

BEDROOM 4

11'9" (3.58m) x 9'9" (2.97m)

WC

BEDROOM / STUDY

12'1" (3.68m) x 8'9" (2.67m)

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY

GARAGE

19'4" (5.89m) x 12'1" (3.68m)

COUNCIL TAX:

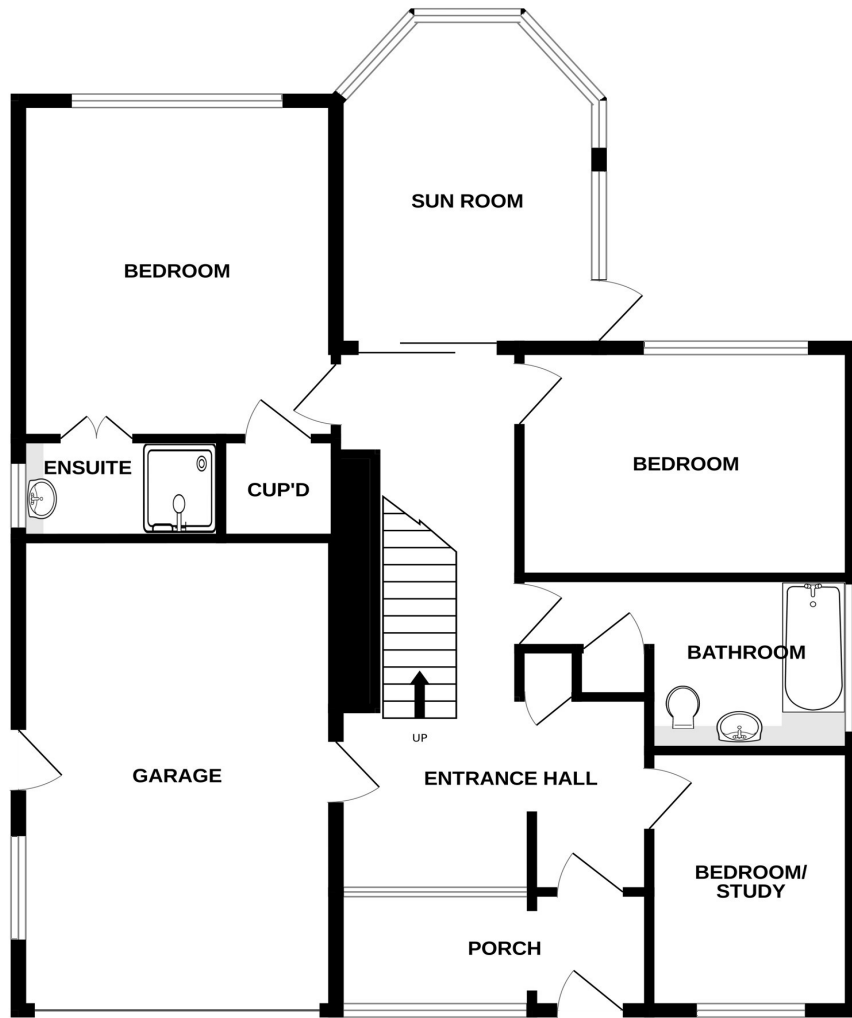
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EPC:

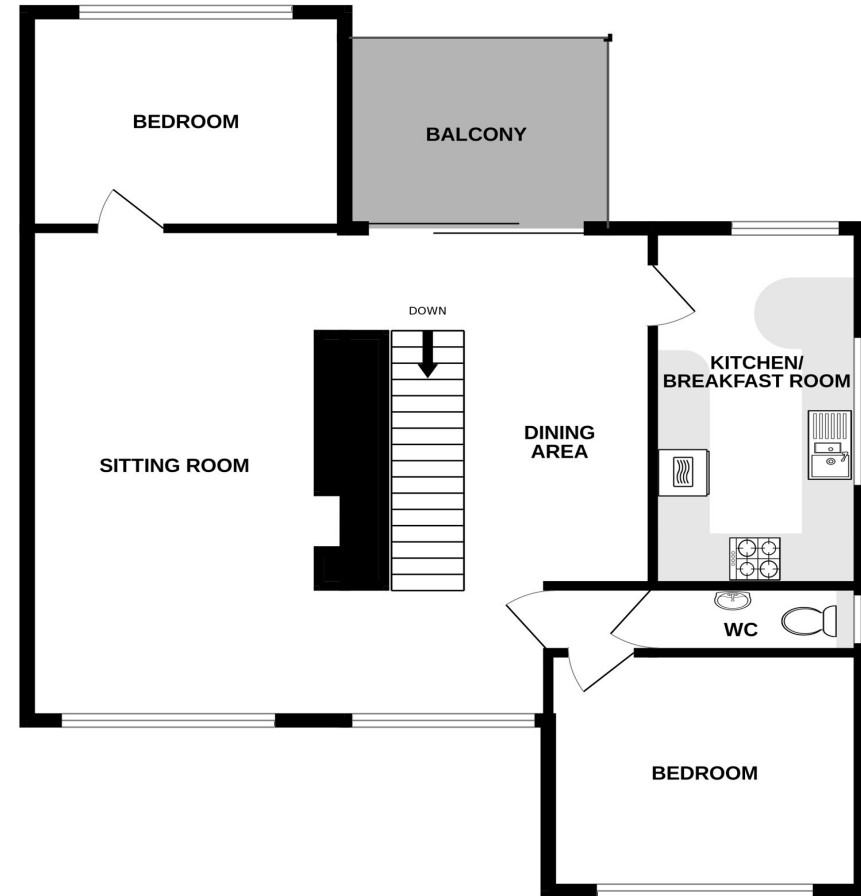
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GROUND FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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