



2a Pashley Road, Eastbourne, BN20 8DU

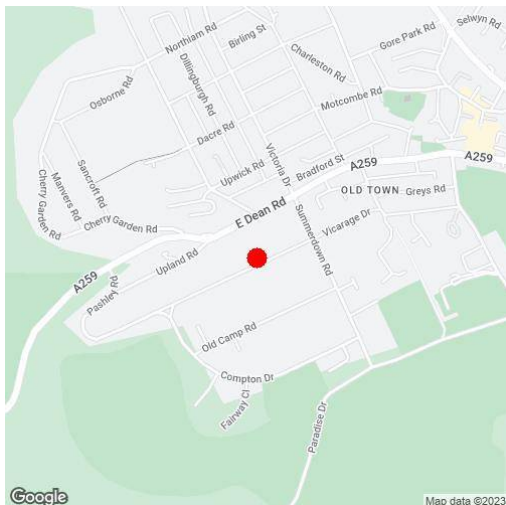
Price £795,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

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01323 737962

A particularly well proportioned five bedroom detached residence of individual design, set within southerly facing gardens in the favoured Summerdown area of Eastbourne, available with no onward chain. The house provides spacious accommodation that has been thoughtfully designed with most of the principal rooms arranged at the rear, taking advantage of the southerly aspect and partial views to The South Downs. The ground floor comprises a splendid 23' x 18 sitting room, dining room and study, together with a 13' x 12' kitchen/breakfast room with a comprehensive range of wall and base units beneath contoured work surfaces. and an integrated double oven, and hob. There are five good size bedrooms on the first floor, one with an en-suite shower room and the other four are served by the family bathroom. The house is approached via an in/out driveway and enjoys ample off-road parking in addition to the twin garages, both with remote control up and over doors. The rear garden extends to approximately 50' and is principally laid to lawn with a patio taking full advantage of the southerly aspect and views to The South Downs. Although the house requires some modernisation, it does benefit from gas central heating and sealed unit double glazing. Enviably located in the much favoured Summerdown area, The Royal Eastbourne Golf Course, Gildredge House school and a Waitrose store are all in the vicinity, whilst Eastbourne town centre and railway station are approximately 1 mile away.





At a Glance:

- Favoured Summerdown area
- Southerly facing rear garden affording views to The South Downs
- Five bedrooms
- Three reception rooms and kitchen/breakfast room
- Two bath/shower rooms (one en-suite)
- Twin garages
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

FRONT DOOR

VESTIBULE

HALL

CLOAKROOM/WC

SITTING ROOM

23'0" (7.01m) x 18'0" (5.49m)

DINING ROOM

13'4" (4.06m) x 12'8" (3.86m)

KITCHEN/BREAKFAST ROOM

12'8" (3.86m) x 13'10" (4.22m)

STUDY

11'8" (3.56m) x 11'0" (3.35m)

LANDING

MASTER BEDROOM

14'3" (4.34m) x 12'8" (3.86m) Max

EN-SUITE SHOWER ROOM

BEDROOM 2

12'8" (3.86m) x 10'2" (3.1m)

BEDROOM 3

13'8" (4.17m) x 9'0" (2.74m)

BEDROOM 4

10'0" (3.05m) x 9'0" (2.74m)

BEDROOM 5

9'10" (3m) x 9'2" (2.79m)

FAMILY BATHROOM

OUTSIDE:

TWO GARAGES

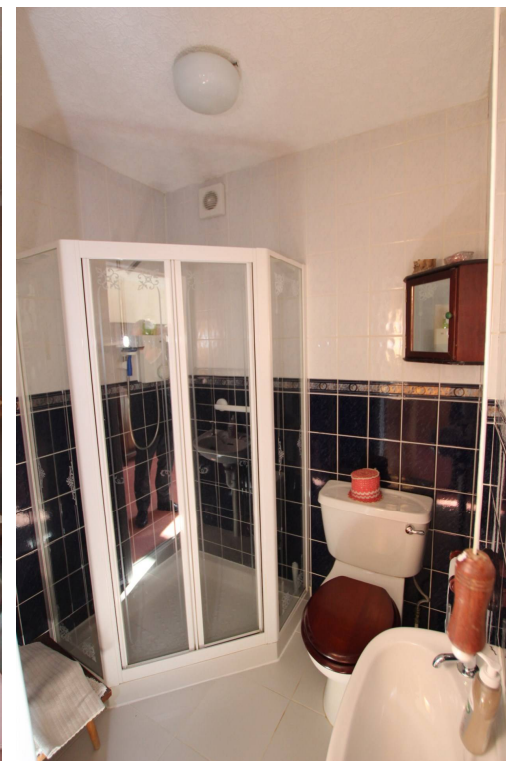
SOUTH WESTERLY FACING REAR GARDEN
extending to approximately 50'

COUNCIL TAX:

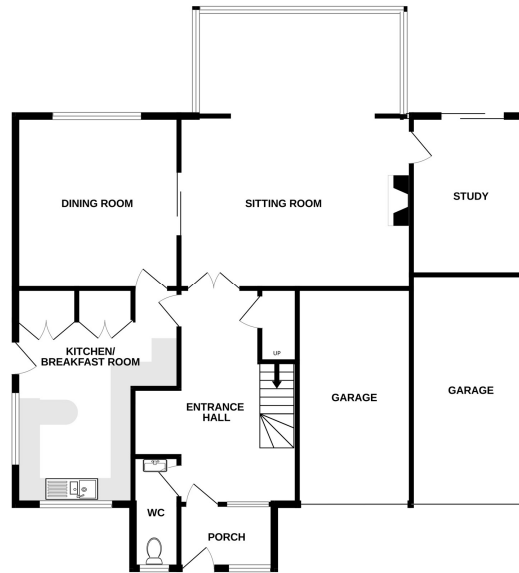
Band "G"

EPC:

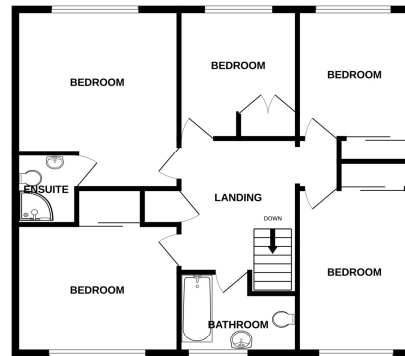
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GROUND FLOOR



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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