



53 Pashley Road, Eastbourne, BN20 8DY

Price £890,000 | Freehold

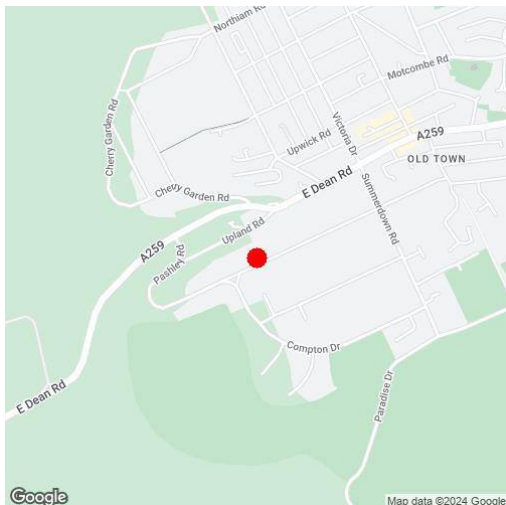
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A well appointed four bedroom detached residence of pleasing character taking full advantage of its elevated position,affording truly exceptional panoramic views across The Royal Eastbourne Golf Course and to The English Channel from this favoured Summerdown location. The well proportioned accommodation comprises a generous sitting room, a well fitted kitchen with comprehensive range of modern wall and base units beneath solid wood work surfaces with a central island doubling up as a breakfast bar. Integrated appliances include a double oven, induction hob, dishwasher, fridge/freezer and wine cooler with plumbing for a washing machine in a separate utility area. The kitchen opens into the dining room, both rooms having electric underfloor heating, with bi-fold doors opening onto the southerly facing front terrace, ideal for Al Fresco dining, enjoying considerable seclusion and takes full advantage of the wonderful views. The four first floor bedrooms are served by a modern bathroom and the loft space is ripe for conversion into a master bedroom suite, subject to any necessary consents being obtained. The house is set within landscaped gardens laid principally to lawn with mature trees and shrubs, that extend to approximately 100' at the rear. Other benefits include sealed unit double glazing, gas central heating and a garage. The house is located little more than one mile from Eastbourne town centre and railway station, and within a half mile of The Royal Eastbourne Golf Course, with local shopping facilities including a Waitrose store in .the vicinity.







## At a Glance:

- Truly exceptional views to the sea and across The Royal Eastbourne Golf Course
- Favoured Summerdown location
- Four bedrooms
- Two reception rooms
- Fitted kitchen with integrated appliances
- Landscaped gardens to the front & rear
- Gas central heating
- Sealed unit double glazing

## Accommodation:

### RECEPTION HALL

### CLOAKROOM / WC

### SITTING ROOM

19'6" (5.94m) x 13'3" (4.04m)

### KITCHEN / BREAKFAST ROOM

11'10" (3.61m) x 10'0" (3.05m)

### DINING ROOM

17'0" (5.18m) x 13'6" (4.11m)

### LANDING

### BEDROOM 1

18'9" (5.72m) x 13'6" (4.11m)

### BEDROOM 2

13'9" (4.19m) x 13'6" (4.11m) Into Bay

### BEDROOM 3

12'0" (3.66m) x 10'2" (3.1m)

### BEDROOM 4

8'10" (2.69m) x 8'6" (2.59m) Into Bay

### BATHROOM

### OUTSIDE:

### GARDENS TO FRONT & REAR

### GARAGE

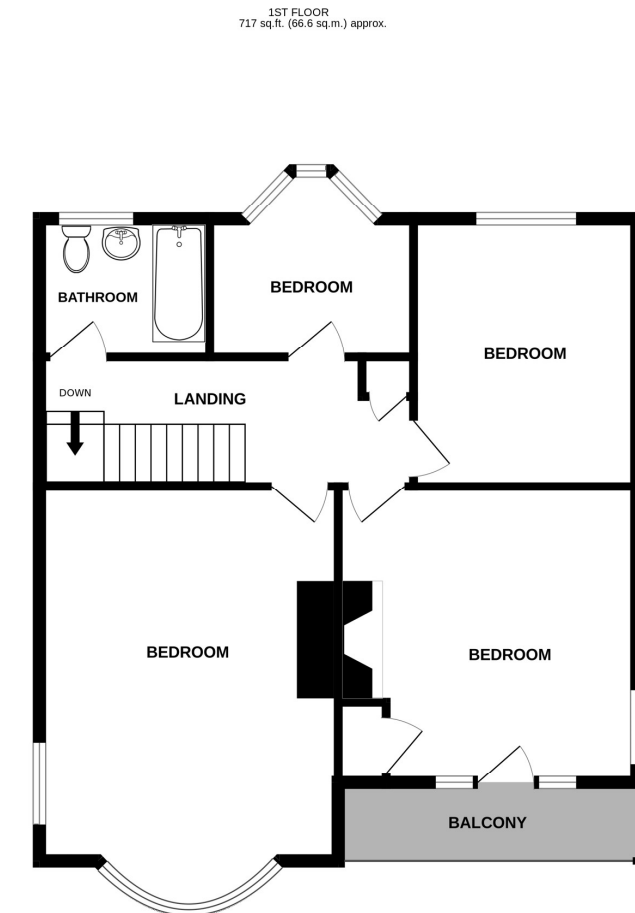
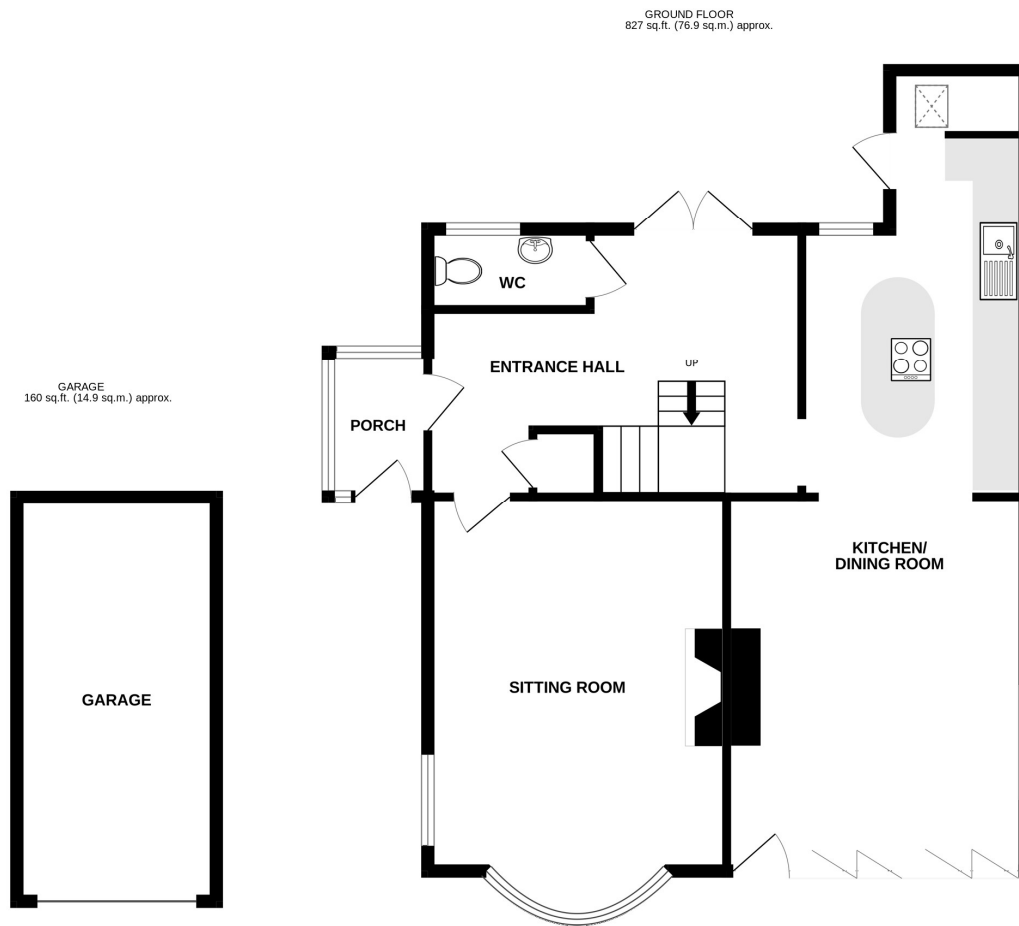
### COUNCIL TAX:

Band `F`

### EPC:

`E`





TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.

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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**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)