



Situated in highly sought after Old Town, Eastbourne is this lovingly maintained, extended and improved detached family home. The peaceful location of the home is approached via a walkway to the front, surrounded by lawned gardens, and sits on an elevated position within the Old Town area of Eastbourne and allows for the lovely far reaching views across Eastbourne from the front of the home. Having been thoughtfully extended and improved throughout our owners time here viewing is going to be essential to be able to fully appreciate what this three bedroom home with South facing garden and garage in adjacent block has to offer.

Benefits include double glazing and gas central heating throughout. With the principle extension work taking place at the rear of the property this has created a truly impressive principle bedroom with French doors and Juliet balcony, plus built in wardrobes, plus stunning modern kitchen/breakfast room with bi-fold doors opening to the sunny rear patio area of the garden. The remaining accommodation comprises of entrance hallway with staircase rising to the first floor and a useful ground floor cloakroom / utility room. There are two reception rooms, the dining room coming through from the living room and again having bi-fold doors opening to the paved patio area and overlooking the rear garden giving a bright double aspect through space.

Upstairs the remaining two bedrooms are of a great size plus there is a modern family bathroom. The gardens have been beautifully landscaped to make the most of the sunny Southerly aspect with raised deck area, laid to lawn and planted borders. Residents parking is adjacent to the property as is the garage.

The property is enviably situated in the sought after residential area of Old Town which is served by a variety of amenities including local primary and secondary schools, with excellent local shopping facilities. Bus routes are nearby, and The South Downs National Park provide peaceful walks. The main town centre is easily accessible and provides further excellent shopping facilities, along with the mainline train station providing direct links to London, Gatwick, Brighton, Tunbridge Wells & Hastings.

Guide Price £425,000

Tenure Freehold | Council Tax Band- C



9 Bracken Road, Eastbourne, BN20 8SH

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Entrance Hall- UPVc double glazed door to front with double glazed opaque window. Wooden flooring. Radiator. Stairs leading to first floor with understairs storage. Cupboard.

Cloakroom/Utility Room - 2.01m x 1.88m (6'7" x 6'2")- Double glazed opaque window to front. Tiled flooring. Radiator. Wash hand basin with tiled splashback and W.C. Wall and base unit, with work surface with space and plumbing for washing machine and tumble dryer.

Kitchen/Breakfast Room - 4.93m x 3.05m (16'2" x 10'0")- Double glazed window to rear and Bi-fold doors leading to rear garden. Wooden floor with feature tiled edge. Inset ceiling lights. Fully fitted with a range of modern white high gloss wall and base units housing integral dishwasher with space for large fridge/freezer. Built in eye level single electric oven. Wooden work surfaces with breakfast bar area, and inset 5 burner gas hob with fitted stainless steel cooker hood and 1 and 1/2 bowl sink and drainer unit with mixer tap.

Lounge - 5.21m x 3.63m (17'1" x 11'11")- Double glazed window to front. Understairs cupboard. Coved ceiling. Radiator. Carpeted. Archway through to dining area.

Dining Room - 4.09m x 2.69m (13'5" x 8'10")- Double glazed window to rear and Bi-fold doors leading to rear garden. Carpeted. Coved ceiling. TV point. Radiator.

First Floor Landing- Double glazed window to front with views. Carpeted.

Bedroom One - 4.83m x 4.47m (15'10" x 14'8")- French doors leading to Juliette balcony. Built in wardrobes with mirror fronted doors. Radiator. TV point. Carpeted. Coved ceiling. Inset ceiling lights.

Bedroom Two - 3.4m x 2.46m (11'2" x 8'1")- Double glazed window to rear. Radiator. Airing cupboard. Carpeted.

Bedroom Three - 3.02m x 2.74m (9'11" x 9'0")- Double glazed window to front. Radiator. Carpeted. Coved ceiling.

Bathroom- Double glazed opaque window to front. Inset ceiling lights. Coved ceiling. Chrome towel rail. Vinyl flooring and fully tiled walls. Modern suite comprising of bath with mixer taps and electric shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C.

Front Garden- Laid to lawn with flower borders and shrubs.

Rear Garden- Laid to lawn with patio area, plus raised decked seating area. Fencing surrounds with mature trees and shrubs.

Residents Parking & Garage En Bloc- Located in an adjacent block.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY
RATING
TBC**

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



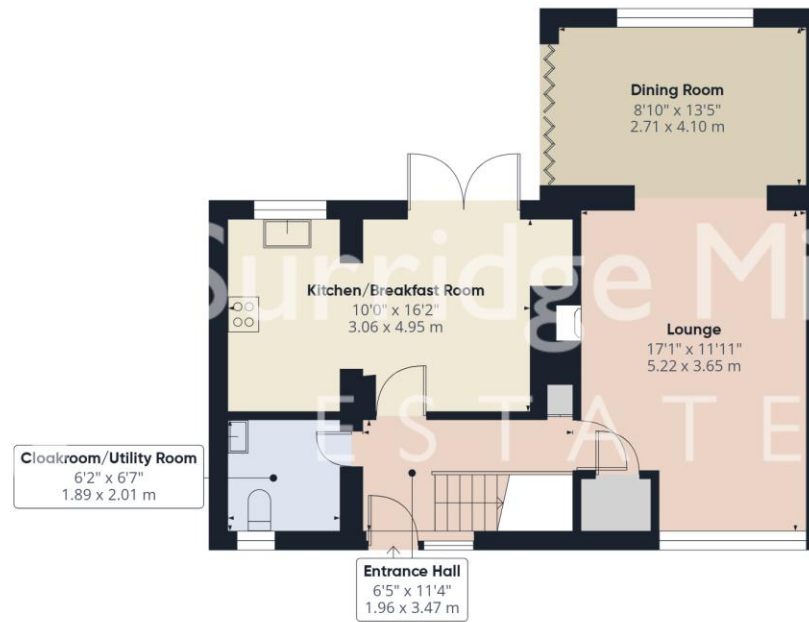
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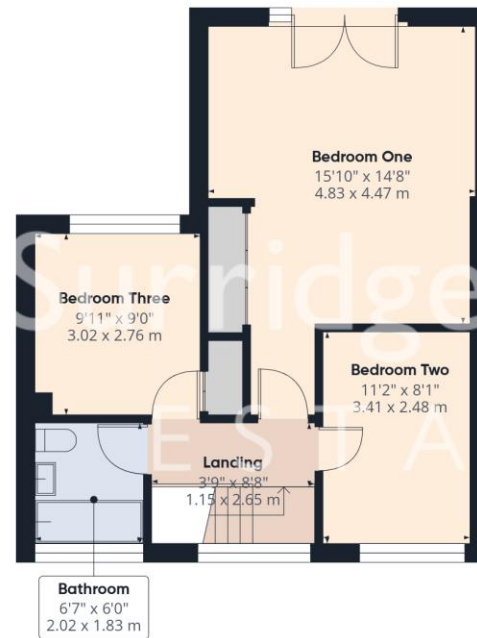
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

1131 ft²

105.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 PRS Property
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