



Situated on a large corner plot, is this three bedroom, 1930's bay fronted semi-detached home with bags of character & charm. Located with one of the most favoured areas of Old Town in Eastbourne, within close proximity to the stunning South Downs National Park, this property boasts two reception rooms, a well-equipped kitchen, ground floor cloakroom, three bedrooms, well presented bathroom, and vast gardens wrapping round to the front, side & rear.

Although the property requires some modernisation, it benefits from gas central heating and double glazing. With light & spacious accommodation, and the charming characterful features having been retained throughout, this home begins at the entrance hall which has a handy ground floor cloakroom, and stairs leading to the first floor with built in storage under. Into the first of two reception rooms, the bay fronted lounge which boasts a feature gas fireplace. The dining room leads onto the rear garden, and again has a fireplace with a fitted wood burner. The kitchen is well-equipped, and overlooks the rear garden as well as having a stable door to the side.

Price £385,000
Tenure Freehold



43 Longland Road, Old Town, Eastbourne, East Sussex, BN20 8JA

Surridge Mison
ESTATES

Upstairs, there's a landing with a feature stained glass window, and access to the loft with a fitted ladder and partial boarding. Bedroom one overlooks the rear garden and has built in wardrobes, whilst bedroom two has a bay window allowing for plenty of natural light. Bedroom three is double aspect. The bathroom is large with a built in airing cupboard, plus fitted with a bath and separate shower cubicle, as well as a wash hand basin and W.C.

The gardens are a real feature of this property due to it being on a corner plot. They are laid to lawn, and wrap round to the side, which could allow for an extension in the future STPP. There is also a lawned garden to the front, and a feature air raid shelter in the rear garden dating back to the 1940's.

Being situated in one of Eastbourne's more favourable locations, Old Town which proves to be very popular due to the highly rated schools and local amenities. Old Town has excellent shops, pubs & restaurants, and transport links. Further amenities can be found in Eastbourne town centre, with the Beacon shopping centre, cinemas, theatres, bus routes and the mainline train station with direct links to London, Gatwick, Brighton, Tunbridge Wells & Hastings. The stunning South Downs National Park is also within close proximity, allowing for scenic walks.

Entrance Hall

Wooden door to front with glazed panel. Two radiators. Carpeted. Stairs leading to first floor with built in storage cupboard under.

Cloakroom

Double glazed opaque window to side. Partially tiled walls and ? flooring. Radiator. W.C.

Lounge - 3.78m x 3.61m (12'5" x 11'10")

Double glazed bay window to front. Gas fireplace with tiled hearth and wooden surround. Picture rail. Carpeted.

Dining Room - 4.88m x 3.25m (16'0" x 10'8")

Double glazed windows and door leading to rear garden. Open fireplace with fitted wood burner. Radiator. Coved ceiling. Picture rail. Carpeted.

Kitchen - 3m x 2.69m (9'10" x 8'10")

Double glazed window to rear and Stable wooden door to side. Laminate flooring and partially tiled walls. Inset spotlights. Wall mounted Worcester boiler. Fully fitted with a range of country style wall and base units, housing integral fridge/freezer with space and plumbing for washing machine and dishwasher. Built in Zanussi double electric eye level oven. Work surfaces with inset 4 burner gas hob with fitted cooker hood and stainless steel sink and drainer unit with mixer taps.

First Floor Landing

Feature stained glass glazed window to side. Loft access with fitted ladder, light and partial boarding. Carpeted. Radiator.

Bedroom One - 4.9m x 3.25m (16'1" x 10'8")

Double glazed window to rear. Built in wardrobes. Picture rail. Radiator. Carpeted.

Bedroom Two - 4.22m x 3.71m (13'10" x 12'2")

Double glazed bay window to front. Picture rail. Radiator. Carpeted.

Bedroom Three - 2.77m x 2.21m (9'1" x 7'3")

Double aspect room with double glazed windows to front and side. Radiator. Carpeted.

Bathroom

Double glazed opaque window to rear. Built in airing cupboard. Partially tiled walls and carpeted. Towel rail and radiator. White suite comprising of bath with mixer taps and handheld shower attachment, shower cubicle with rainfall shower head plus handheld shower attachment, wash hand basin and W.C.

Front Garden

Laid to lawn with mature shrubs and flower borders. Gated side access.

Rear Garden

Vast garden wrapping round to the side, being laid to lawn with patio area. Features an Anderson style air raid shelter with brick retaining walls; which makes an interesting period feature and useful garden storage space. Shed. Fencing surrounds.

Council Tax Band- D

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.



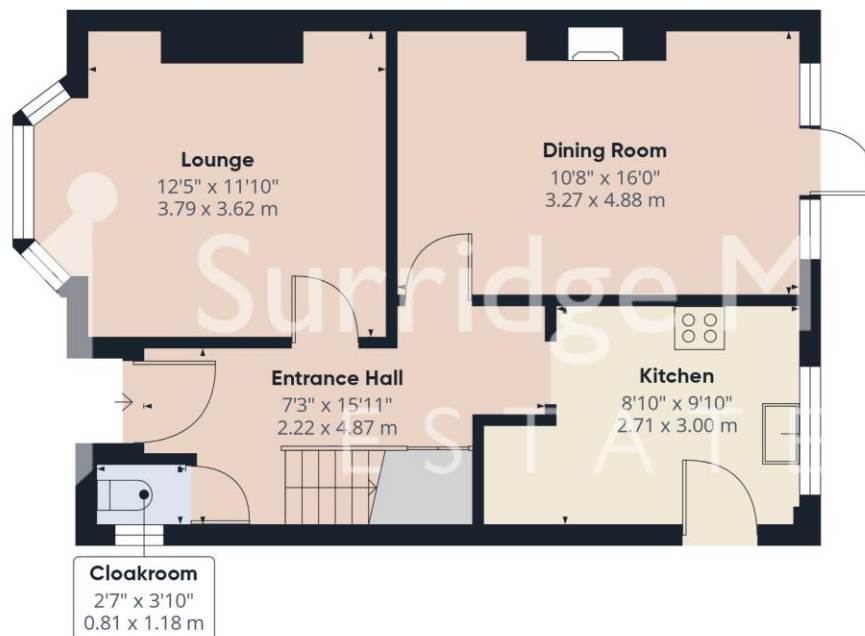
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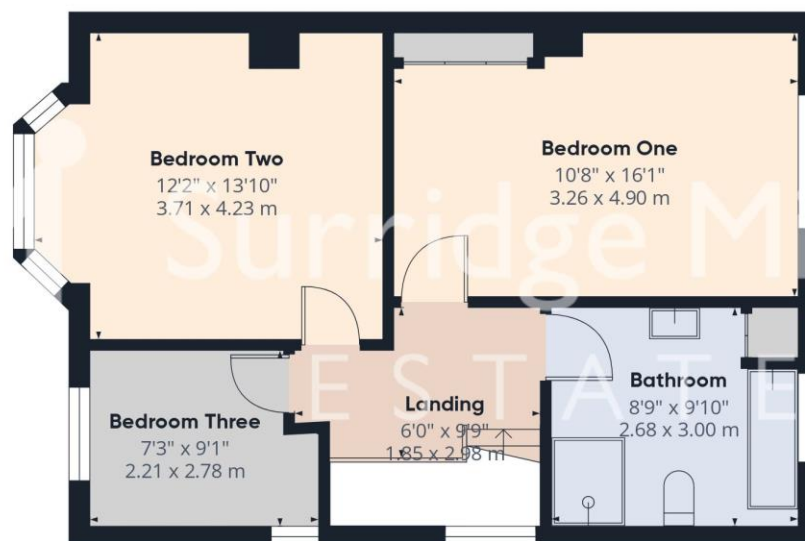


Floor 0

Approximate total area⁽¹⁾

1068 ft²

99.3 m²



Floor 1

(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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