

naea | propertymark

PROTECTED

**PRS** Property  
Redress  
Scheme



**158 Sorrel Drive, Eastbourne, East Sussex, BN23 8BJ**  
**Guide Price £375,000-£385,000**



**Surridge Mison**  
ESTATES



This modern four-bedroom detached house is exceptional in its presentation and has been beautifully maintained by the current owners to provide such a comfortable home in true 'turn key' condition.

Situated in a convenient position in the popular Langney in Eastbourne the property offers ideal flexible accommodation, and position for young and growing families with all local amenities including shops, primary and secondary schools and the popular Shinewater Park and Nature Reserve all within close proximity and is well served for bus routes taking you to the town centre and seafront. The train station with direct links to London Victoria, Gatwick, Brighton and Hastings is also within easy reach.

The property has been subject to many improvements in recent years, to include, updated combination gas boiler and central heating system and replaced double glazing, refitted modern well equipped kitchen/breakfast room with built in and integral appliances. The garage has been converted to provide a useful and well equipped utility room and the ever popular study and internal decoration has further improved the home with contemporary wooden internal doors and and flooring throughout plus refitted cloakroom and bathroom.

The accommodation comprises of entrance hallway with hard wearing vinyl flooring which matches through to the cloakroom, kitchen, utility and study and having deep built in under stairs storage. The cloakroom is spacious enough for coat and shoe space and is refitted in a modern style.

The kitchen/breakfast room is superbly equipped with modern units and integral dishwasher, high quality built in appliances include AEG induction hob and Neff 'hide and slide' oven and space for a large double fridge/freezer, hideaway microwave cupboard and bin storage.

The utility room is equally well equipped with great storage and houses the updated gas combination boiler. The study gives a lovely outlook and access to the rear garden as does the spacious lounge/dining room which measures 18ft6 in length.

Upstairs are four equally sized bedrooms, two with fitted wardrobes plus the refitted bathroom with modern design features. The garden to the rear is low maintenance laid to lawn and paved patio areas and the front offers driveway and lawned area.







**Entrance Hall** - 3.96m x 1.98m (13'0" x 6'6")- Casement door to front with opaque double-glazed side panel windows. Oak internal doors throughout. Hard wearing vinyl flooring. Radiator. Coved ceiling. Stairs leading to the first floor with deep built in understairs cupboard. Telephone point providing access to City lightning fibre and superfast broadband.

**Cloakroom** - 2.39m x 0.81m (7'10" x 2'8")- Double glazed opaque window to side. Hardwearing vinyl flooring. Radiator. Low-level WC and wash hand basin set within vanity unit with tiled splashback.

**Lounge/Dining Room** - 5.61m x 3.43m (18'5" x 11'3")- Double glazed window to rear and French doors leading to rear garden. Engineered wooden flooring. Coved ceiling. Radiator.

**Kitchen/Breakfast Room** - 4.44m x 2.54m (14'7" x 8'4")- Double glazed window to front. Hard wearing vinyl flooring and partially tiled walls. Inset ceiling LED lights. Coved ceiling. Fully fitted with a range of modern base and wall units housing integral dishwasher with space for large American style fridge/freezer. Single hide and slide Neff electric oven. Built in microwave cupboard and hidden bin system. Work surfaces with breakfast bar, inset 4 burner induction AEG hob with stainless steel cooker hood and stainless-steel one and half bowl sink and drainer unit and contemporary mixer tap.

**Utility Room** - 2.26m x 2.24m (7'5" x 7'4")-Double glazed window to front. Hard wearing vinyl flooring and partially tiled walls. Ladder style radiator. Inset ceiling LED lights. Loft access. Fully fitted with a range of modern wall and base units with space and plumbing for washing machine. Combi boiler. Work surfaces with inset stainless-steel sink and drainer unit.

**Study** - 2.9m x 2.26m (9'6" x 7'5")- French doors leading to rear garden. Hard wearing vinyl flooring. Inset ceiling LED lights. Radiator. Telephone point.

**First Floor Landing** - 1.88m x 1.88m (6'2" x 6'2")- Double glazed opaque full height window to side. Loft access with light, part boarding and fully insulated. Carpeted. Coved ceiling.

**Bedroom One** - 3.48m x 2.67m (11'5" x 8'9")- Double glazed window to rear. Fitted wardrobes with sliding doors. Radiator. Coved ceiling. Carpeted.

**Bedroom Two** - 2.77m x 2.51m (9'1" x 8'3")- Double glazed window to rear. Fitted wardrobes with sliding doors. Radiator. Coved ceiling. Carpeted.

**Bedroom Three** - 2.74m x 2.39m (9'0" x 7'10")- Double glazed window to front. Radiator. Carpeted.

**Bedroom Four** - 2.69m x 2.39m (8'10" x 7'10")- Double glazed window to front. Radiator. Coved ceiling. Carpeted.

**Bathroom** - 2.16m x 1.73m (7'1" x 5'8")- Opaque double-glazed window to side. Vinyl flooring and fully tiled walls. Ladder radiator. Inset ceiling LED lights. Modern suite comprising of bath with mixer tap and shower overhead, with handheld shower attachment and fitted glazed screen,, wash hand basin with vanity unit and low-level W.C with concealed cistern.

**Rear Garden**- Enclosed by wall and fencing with gated side access. Laid to lawn and paved patio areas. Outside tap. Planted beds and borders.

**Driveway & Front Garden**- Driveway providing ample off road parking. Laid to lawn. Meter cupboards.



Council Tax Band- D EPC Rating- C Tenure- Freehold

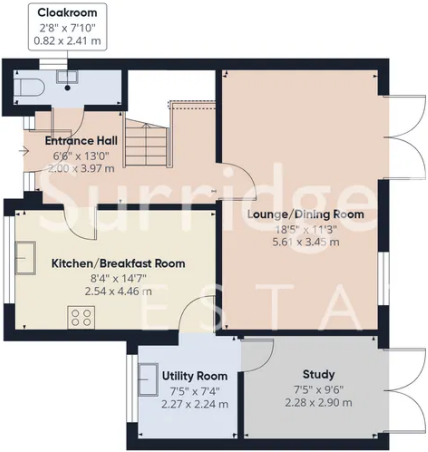
Utilities

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>

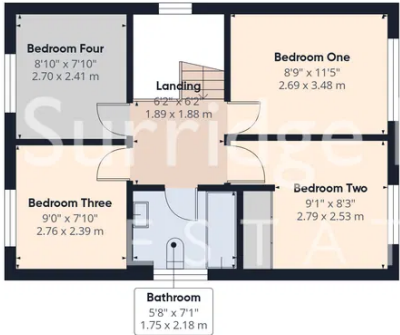
Surridge Mison Estates

66 High Street, Westham, Pevensey,  
East Sussex, BN24 5LP  
Tel 01323 460617  
Email [info@surridgemison.com](mailto:info@surridgemison.com)  
Web [www.surridgemison.com](http://www.surridgemison.com)  
Company Registration Number 14506438

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.



Floor 0



Floor 1



Approximate total area<sup>m</sup>

1007 ft<sup>2</sup>  
93.5 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

