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PROTECTED

**PRS** Property  
Redress  
Scheme



**25 Sandpiper Walk, Eastbourne, East Sussex, BN23 7SD**  
**Guide Price £340,000-£350,000**



**Surridge Mison**  
ESTATES

A recently renovated and beautifully presented semi-detached home within the sought after Birds Estate, Eastbourne. This 'turn-key' property benefits from three bedrooms, garage, newly fitted kitchen with integral appliances, beautifully landscaped gardens, newly laid flooring, fitted blinds, double glazing and gas central heating throughout, all within a peaceful spot within close proximity to excellent local amenities including Langney Shopping Centre with local and national shops, excellent bus routes and road links.

The current owners have meticulously refurbished and re-configured the home to create a bright and spacious retreat ready for any new owner to move in and enjoy. The accommodation begins with an entrance hall with a handy ground floor cloakroom and a new casement front door. Into the spacious lounge which overlooks the front with views of the nearby pond, and has an understairs storage cupboard. The entirety of the ground floor has freshly laid matching flooring. The lounge is open to the stunning kitchen/dining room. The owners removed an existing wall down to create this large kitchen/dining room, an incredibly bright space with a window and French doors leading to the rear garden, with fitted shutters. The kitchen is newly fitted, with integral appliances and Quartz work surfaces.

The first floor landing has an airing cupboard and loft access. There are three bedrooms, all with newly fitted carpet. The bathroom is a stylish suite, again fully refitted.

Outside, the front garden is lawned and recently laid paving with a shingle bed and has gated side access to the rear garden. There is gated rear access which allows for access to the garage.

The home is well located and set within a sought after residential area in the popular town of Eastbourne, offering a peaceful home whilst remaining close to local amenities. Langney shopping centre is nearby and offers excellent shopping facilities and regular bus routes to Eastbourne town centre, which also provides a wide range of shops, restaurants, and leisure facilities. The area is also well-served by excellent schools and parks, which allow for a community feeling.



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**Entrance Hall** - 1.96m x 0.89m (6'5" x 2'11")- Casement door to front. Hardwearing vinyl flooring.

**Cloakroom** - 1.78m x 0.84m (5'10" x 2'9")

Double glazed opaque window to front. Hardwearing vinyl flooring. Radiator. Wash hand basin set within vanity unit and W.C with concealed cistern.

**Lounge** - 5.41m x 4.39m (17'9" x 14'5")

Double glazed window to front with fitted blinds. Hardwearing vinyl flooring. Two radiators. Inset spotlights. Stairs leading to first floor with built in understairs cupboard.

**Kitchen/Dining Room** - 5.41m x 3.12m (17'9" x 10'3")

Double glazed window to rear with fitted shutters and French doors leading to rear garden with fitted shutters. Hardwearing vinyl flooring. Inset spotlights. Radiator. Fully fitted with a range of modern wall and base units housing boiler (3 years old), and integral fridge/ freezer, washing machine, dishwasher and eye level AEG double electric oven and AEG oven/grill/microwave fitted above. Quartz work surfaces with inset NEFF 5 burner gas hob with fitted cooker hood and glass splashback, and inset composite sink and drainer unit with mixer taps.

**First Floor Landing** - 2.77m x 1.8m (9'1" x 5'11")

Double glazed window to side with fitted blinds. Built in airing cupboard. Loft access. Radiator. Carpeted.

**Bedroom One** - 4.5m x 3.05m (14'9" x 10'0")

Double glazed window to front with fitted blinds. Radiator. Carpeted.

**Bedroom Two** - 3.23m x 3m (10'7" x 9'10")

Double glazed window to rear with fitted blinds. Carpeted. Radiator.

**Bedroom Three** - 2.97m x 2.36m (9'9" x 7'9")

Double glazed window to front with fitted blinds. Built in cupboard. Carpeted. Radiator.

**Bathroom** - 2.06m x 1.65m (6'9" x 5'5")

Double glazed opaque window to rear. Tiled flooring and tiled walls. Inset spotlights. Towel rail. Modern suite comprising of bath with mixer taps and handheld shower attachment, with shower over with rain head and wall mounted controls and fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

**Front Garden**

Lawned and paved, with shingle bed. Gated side access to rear garden.

**Rear Garden**

Laid to lawn with newly laid patio. Fencing surrounds with gated side and rear access. Outside tap.

**Garage**



Council Tax Band- C EPC Rating- D 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

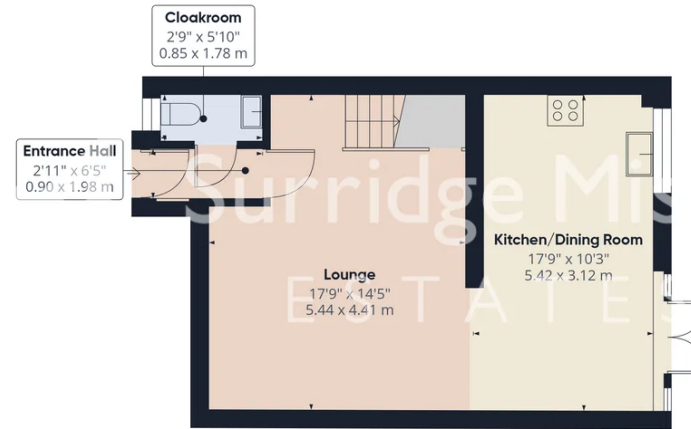
Tel 01323 460617

Email [info@surridgemison.com](mailto:info@surridgemison.com)

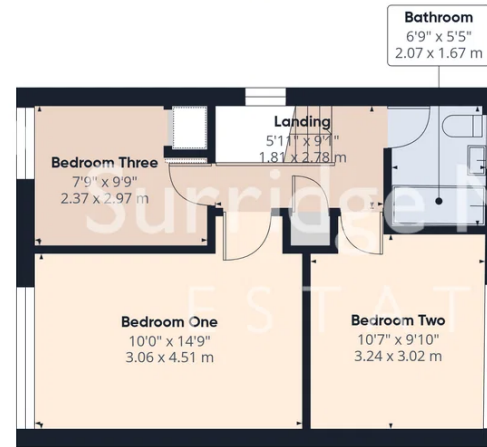
Web [www.surridgemison.com](http://www.surridgemison.com)

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>  
865 ft<sup>2</sup>  
80.4 m<sup>2</sup>

(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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