HUNT FRAME

ESTATE AGENTS



34 Downside Close, Eastbourne, BN20 8EL

Offers Over £475,000

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OFFERS IN EXCESS OF £475,000. Situated in sought after Old Town, is this SPACIOUSLY PROPORTIONED, RE-CONFIGURED & REFITTED FOUR/FIVE BEDROOM FAMILY HOME. NEWLY REFITTED & ENLARGED KITCHEN/BREAKFAST ROOM along with a DELIGHTFUL SITTING ROOM with WOOD BURNER, in addition to the ground floor is a STUDY/BEDROOM 5 and a newly created SHOWER ROOM. The first floor is just as impressive with FOUR BEDROOMS along with a REFITTED FAMILY SHOWER ROOM and a SECOND REFITTED SHOWER ROOM. The LARGE, CORNER PLOT GARDENS abut and overlook the recreation ground and enjoy a South Westerly aspect. Highly recommended family home.

The property is enviably located in one of the most favoured residential areas of Old Town adjacent to the Old Town Recreation Ground, the property is well placed for a range of popular schools including Cavendish and The Gildredge House Free School. The property is also conveniently situated for the town centre and mainline rail services which run from Eastbourne to London Victoria and to Gatwick.







ENTRANCE HALL
UPVC entrance door with a matching panel to the side, an L- shaped hallway with oak flooring, radiator, under stairs storage cupboard, doors off to the Sitting Room, Kitchen, Study and Shower Room.

STUDY/RECEPTION 2 or BEDROOM 5
9'9 x 8'11 (2.97m x 2.72m)
UPVC leaded light double glazed windows to the front aspect with fitted wooden shutters, radiator.

KITCHEN/BREAKFAST ROOM
17'1 max x 10'2 max (5.21m max x 3.10m max)
Reconfigured and refitted in the summer of 2026 and fitted with an extensive range of floor standing and wall mounted units in contrasting colours, complementary worktops with matching splashbacks, deep pan drawers, integral washing machine, dryer and dishwasher with space for an upright fridge/freezer, five ring gas hob with a glass splashback and vented extractor with lighting, fitted twin eye level ovens, one and half bowl shaped sink unit with extending mixer tap, UPVC double glazed windows overlooking the front aspect, newly laid laminate click flooring, space for a breakfast/dining table, radiator, UPVC door giving rear access to the gardens.

SITTING/DINING ROOM
20'4 x 11'4 (6.20m x 3.45m)
Lovely, welcoming reception room of good proportions with a recently fitted wood burning stove with an external flue (with a Hetas certificate), oak flooring, radiator, UPVC double glazed window with wooden shutters, overlooking the rear garden, matching UPVC double glazed patio doors opening onto the terrace and gardens, again with wooden shutters.

SHOWER ROOM
Created when reconfiguring the kitchen area is this well appointed shower room which has a large walk in shower cubicle with glass screen and acrylic panelling, built in vanity unit with low level Wc and concealed cistern and wash hand basin, fitted cupboard, tiled splashbacks, wooden flooring, ladder style radiator.

LANDING
Staircase rising from the ground floor, landing with loft access, doors off to the four bedrooms and two shower rooms.

BEDROOM 1
13'4 x 11'2 (4.06m x 3.40m)
Spacious principal bedroom with UPVC leaded light double glazed windows to the front aspect with far reaching views, radiator.

BEDROOM 2
11'6 x 10'11 (3.51m x 3.33m)
UPVC double glazed windows to the rear with views across the rear gardens, radiator, built in cupboard.

BEDROOM 3
9'10 x 8'11 (3.00m x 2.72m)
UPVC leaded light double glazed windows to the front aspect, radiator.

BEDROOM 4
9'1 x 8'1 (2.77m x 2.46m)
UPVC double glazed windows overlooking the rear gardens, radiator.

SHOWER ROOM
Fitted with a white suite of a panelled bath with shower attachment and screen, low level Wc with a wash hand basin set in a vanity unit with cupboard, ladder style radiator, acrylic panelling, extractor fan, replacement flooring, UPVC frosted double glazed window to the side elevation.

SHOWER ROOM 2
Newly created second shower room with an enclosed shower cubicle and twin headed rainfall shower unit, wash hand basin set in a vanity unit, ladder style radiator, acrylic panelling to the walls, extractor fan.

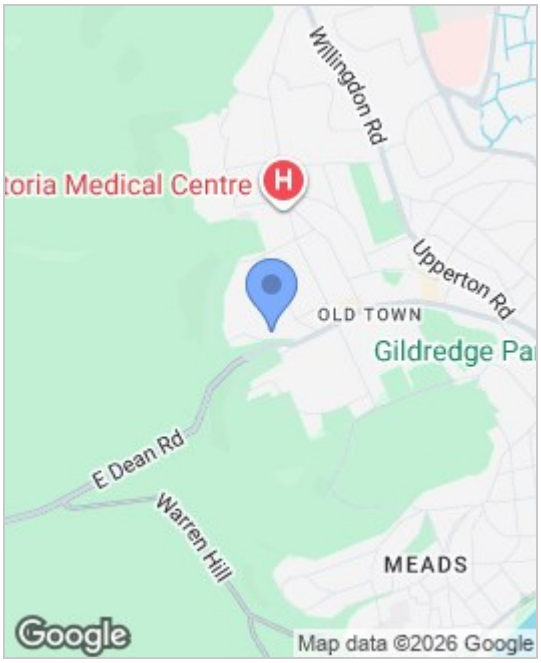
OUTSIDE - REAR GARDENS
A particular feature of the property are the large, corner plot gardens, which extend over three levels with in part a flint walled boundary. There is a terrace to the rear of the sitting room which returns to the side with gated front access. There is a raised, level lawn with a brick retaining wall and there is access above this to the remainder of the gardens, which provide a lovely tree lined backdrop to the property which have in part, been left as a natural garden. Please note the upper portion of the gardens have a sloped access and have a number of TPO's on the trees (Tree Preservation Orders).

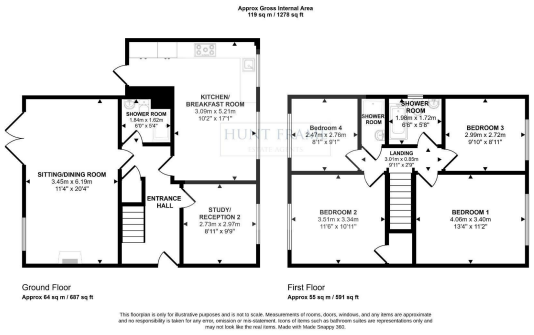
OFF ROAD PARKING
There is ample block paved off road parking to the front of the house for at least four vehicles, along with access to the garage.

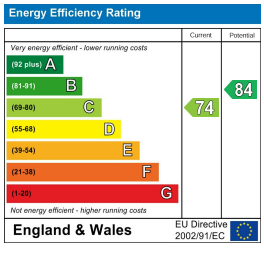
GARAGE
Up and over door to the front, power and light.

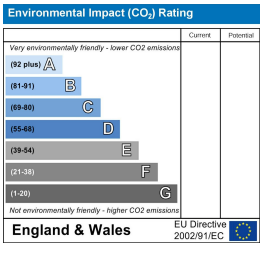
Council Tax Band E

AGENTS NOTE:
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.









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