BROOK
GAMBLE

42 Pashley Road, Eastbourne, BN20 8DY

£650,000

Brook Gamble are delighted to offer this rarely available Six bedroom chalet bungalow located in the highly sought after and exclusive Summerdown, close to the South Downs National Park, and adjacent to the popular Royal Eastbourne Gold Course! Offering versatile accommodation throughout and some outstanding views across the Golf Course, and Eastbourne towards the sea. The property does require some updating which is reflected in the asking price, but offers huge amounts of character, and a fantastic mostly secluded rear garden within its substantial corner plot. The property would be offered chain free, and viewing is strictly by appointment.

Accommodation Comprising
Spacious Reception/ Dining Hall
Radiator, stairs rising to first floor landing.

Cloakroom
with wash basin and low level wc, radiator, tiled floor and part tiled walls, window and extractor fan.

Sitting Room
commanding breathtaking views toward the downs and to the sea, handsome Victorian fire surround with gas coal effect fire, 2 radiators, double glazed sliding door to the terrace and archway to

Dining Room
commanding breath taking south westerly views over the lawned gardens and the Royal Eastbourne Golf Course to the downs and over Eastbourne to the sea, radiator and door to terrace.

Kitchen
into the recess, commanding glorious views to the downs and equipped with extensive range of working surfaces with drawers and cupboards below and matching wall cabinets over, double bowl stainless steel sink unit with mixer tap, integrated appliances include the Beko oven with Zanussi hob, Beko dishwashing machine and Beko washing machine, space for large fridge/freezer, radiator, door to garden.

Ground Floor Bedroom 1
Offering outstanding views to the South downs and the sea, radiator and double-glazed door to the terrace.

En suite Shower Room
Walk in shower cubicle with wall mounted shower and riser rail, wash basin, low level w.c, bidet, heated towel rail, extractor fan, tiled floor and walls.

Ground Floor Bedroom 2
Double glazed window to front aspect, Radiator. Double glazed window to side.

Bedroom 3
Into the recesses of this L shaped room which commands outstanding and far-reaching views to the sea and downs, built in wardrobe cupboard, radiator.

Bedroom 4
Excludes the depth of a recess and reducing due to sloping ceilings, panelled walls and ceiling, radiator and downland view.

Bedroom 5
Sloping ceilings, radiator and view towards the South Downs.

Bedroom 6
Sloping ceilings, radiator and view towards the sea.

Bathroom
Comprising panelled bath with mixer tap and independent wall mounted shower fitting and shower screen, wash basin and low level wc, large, shelved linen storage cupboard housing the lagged water cylinder, radiator, tiled walls and floor, loft access and view to the downs.

Outside
The extensively lawned gardens shielded by well maintained hedge borders to the right hand side of the property and mainly on the south and westerly elevations with the principal area of rear garden measuring 105' by about 65' approximately and extending around the westerly side of the house securing an excellent degree of privacy as well as outstanding views toward the sea and South Downs. There is a sheltered terrace commanding far reaching views and a larger terrace with access from the principal hall floor rooms which commands even wider views.

with access from the garden there is an extensive utility space below the property, and houses the Potterton gas fired central heating boiler for the residence.

With a private entrance drive and forecourt affording ample off-road car parking space for vehicles. Subject to any consents required there is ample space for the construction of garaging in the garden should one require, subject to any planning permissions required.

Floor Plan

Approx Gross Internal Area
185 sq m / 1993 sq ft

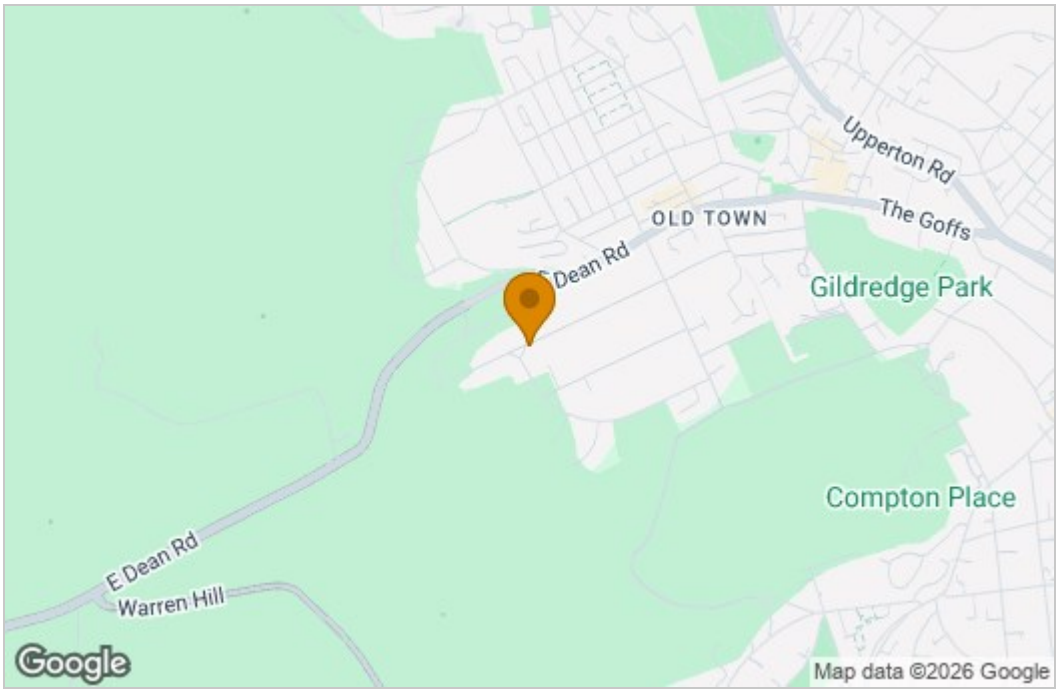
Ground Floor
Approx 98 sq m / 1053 sq ft

First Floor
Approx 87 sq m / 940 sq ft

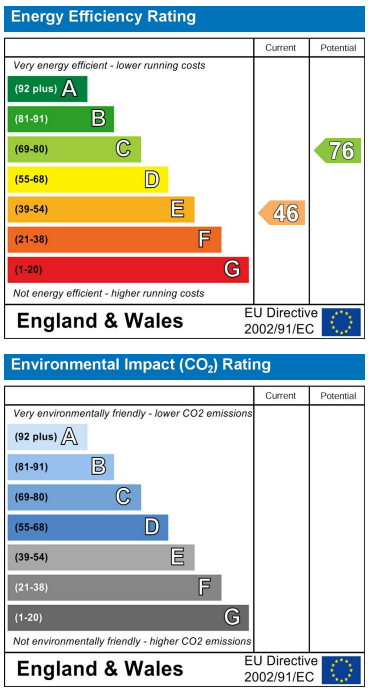
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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