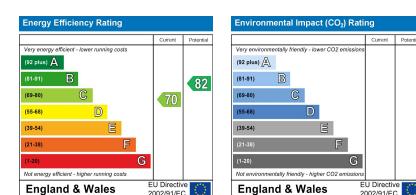


TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



**13 Amberley Road, Eastbourne, BN22 0EH**

**Guide Price £525,000 Freehold**

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13 Amberley Road, Eastbourne, BN22 0EH

### What we like...

- \* Spacious three/four bedroom detached chalet bungalow on the outskirts of Eastbourne.
- \* Flexible accommodation over two floors.
- \* Attractive low maintenance rear garden with plenty of privacy and seclusion.
- \* Walking distance to local amenities including Library, post office, cafe and shops.

### Welcome home

If you are searching for a beautifully presented and versatile home in one of Eastbourne's most desirable residential areas, this impressive detached chalet bungalow on Amberley Road is sure to appeal.

This well loved home offers spacious well-balanced accommodation that suits a variety of lifestyles, whether you are upsizing, downsizing or looking for flexible family living.

Upon arrival you are welcomed into a generous, sun room, an ideal space to relax before entering the main home. The central hallway provides access to the ground floor accommodation and benefits from useful storage.

The lounge/dining room is a real highlight, extending to 21ft and enjoying a dual aspect that allows natural light to flood the space. This room offers space for both comfortable seating and formal dining.

The modern kitchen is fitted with a comprehensive range of cream fronted units, integrated appliances which include dishwasher, fridge, freezer, gas hob and oven. Ample work tops complete the room. A window and door overlook and lead out to the rear garden.

There are two well proportioned double bedrooms on the ground floor, one of which is currently used as a dining room, offering excellent flexibility. These are served by a modern bathroom and a separate WC.

The first floor is equally impressive, providing two further bedrooms, both enjoying Velux windows with far-reaching views towards the South Downs and distant sea views. These rooms are ideal as additional bedrooms or home office space. There is a shower room serving both rooms.

### Step Outside

The rear garden has been thoughtfully landscaped to create an attractive and low maintenance outdoor space. Predominately paved, with an area of artificial lawn, established borders and a timber summerhouse, it provides an excellent setting for relaxing in the summer sun.



There is also rear access to the garage from the garden which has plumbing for a washing machine.

To the front, the property benefits from a driveway providing off-road parking for several vehicles with access to both the garage and sun room.

### Location, location, location

Amberley Road is situated on the outskirts of Eastbourne. Local shopping facilities, Church, Thai restaurant, two family friendly pubs, library, cafe are within easy walking distance. There is a convenient bus stop on Willingdon Road just a short walk away and well regarded primary and secondary schools are nearby.

The area is popular for its community feel, with regular activities for adults and children held at the village hall including Yoga, Pilates, Brownies and Scouts.

### The Specifics

Tenure: Freehold

Local Authority: Eastbourne Borough Council

Council Tax Band: D

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

### Estate Agents Act 1979

Please note that the seller is a family member to an employee of PSPhomes, South Downs and therefore has a personal interest in the sale of this property, as defined under Section 21 of the Estate Agents Act 1979.

