



2 Letheren Place, Eastbourne, BN21 1HL

Price Guide £495,000



VIRTUAL TOUR- FORMING PART OF A SELECT RESIDENTIAL DEVELOPMENT IN OLD TOWN – is this SUPERBLY PRESENTED DETACHED THREE BEDROOM HOME which features MATURE GARDENS of a good size with accommodation that has been enhanced and upgraded by the current owners. Comprising of a LOVELY SITTING ROOM, a BESPOKE REFITTED KITCHEN/BREAKFAST ROOM, along with a GROUND FLOOR CLOAKROOM and UTILITY ROOM. The first floor is no less impressive with THREE BEDROOMS to include a MODERN EN-SUITE and FAMILY BATHROOM.

The property forms part of a popular residential close situated in Old Town within close proximity of Old Town's local amenities including a range of shopping facilities and excellent schools for all age groups. The town centre with its comprehensive range of shopping facilities, mainline railway station and seafront is approximately one and a half miles distant.



ENTRANCE HALL

Composite entrance door with glazed panels with matching glazed panel to the side, hallway with a cloaks area, radiator and a double glazed window to the side elevation, doors to the WC, utility room and sitting room.

CLOAKROOM

Low-level WC with a wall mounted wash hand basin, radiator, part tiling to walls, complementary flooring, UPVC double glaze patterned window to the front aspect.

UTILITY ROOM

Space and plumbing for a washing machine, inset sink unit with mixer tap and drainer, radiator, consumer unit, shelved storage, double glazed window to the side elevation, vinyl flooring.

SITTING ROOM

14'6 x 13'2 (4.42m x 4.01m)
Spacious principal reception being dual aspect with double glazed windows to the side and front elevations with the latter being a box bay window, radiator, recess for freestanding furniture, staircase rising to the first floor, large doorway through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

18'8 x 10'5 (5.69m x 3.18m)
Refitted with a extensive range of contemporary white units with Jayline handles with a built in induction hob with double ovens and matching microwave to the side, fitted wine rack, integrated dishwasher and fridge/freezer, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated pull-out bin store, large pan drawers, pull out pantry with extensive storage, AEG contemporary extractor unit, granite worktops, UPVC double glazed window to the rear elevation with the kitchen being open to the seating/dining area with radiator and an aspect over the garden with UPVC double glazed patio doors with matching windows to the side, overlooking and giving access to the gardens.

LANDING

Staircase rising to the first floor landing with a double glazed window to the side elevation, landing with loft access,

telephone point and doors off to the bedrooms and bathroom.

MASTER BEDROOM

11'6 x 10'1 (3.51m x 3.07m)
UPVC double glazed window to the front elevation with distant South Downs views, radiator, doors to the en-suite and large walk in wardrobe (of spacious proportions with bespoke hanging and shelving space).

EN-SUITE

Refitted by the current owners to comprise of a large enclosed shower cubicle with a shower unit being fully tiled with a hinged door to the front, pedestal wash hand basin, low-level WC, part tiling to the walls, complementary flooring, upright ladder style radiator, shaver point, UPVC double glazed patterned window to the front elevation.

BEDROOM TWO

10'1 x 9'4 (3.07m x 2.84m)
Double glazed windows to the front elevation, radiator, fitted storage cupboard.

BEDROOM THREE

8'5 x 7'9 (2.57m x 2.36m)
UPVC double glazed window to the front elevation, radiator.

FAMILY BATHROOM

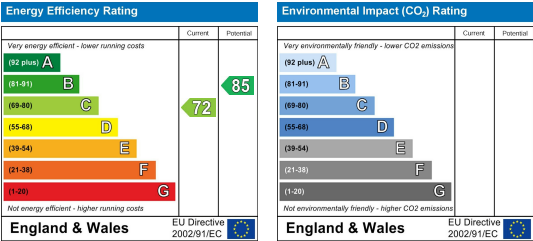
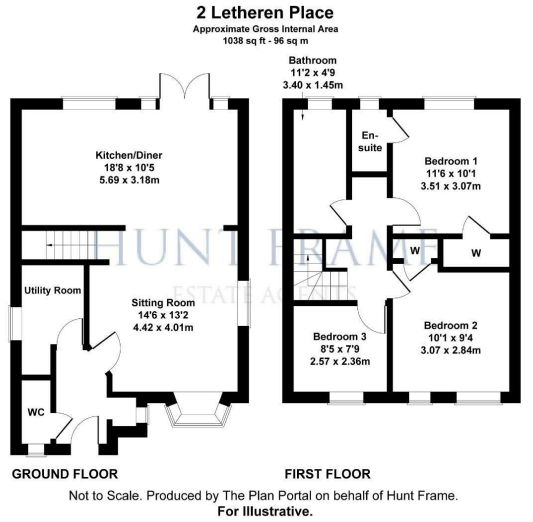
Refitted by the current owners to comprise of a panelled bath with shower attachment and mixer tap, part tiling to walls, radiator, wood effect flooring, low-level WC, pedestal wash hand basin, upright radiator, additional radiator, UPVC double glazed window to the rear elevation.

GARDENS

Rear gardens with a sandstone terrace with the remainder laid to a level lawn with borders and a shaped path, with a number of established shrubs and grasses, large side storage area with gated access to the front, kitchen garden area with a flint wall to the rear boundary.

OFF ROAD PARKING

Off-road block paved parking to the front for approximately two vehicles.



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