



**37 Desmond Road, Eastbourne,  
East Sussex, BN22 7LF  
£339,000**

**Rager & Roberts**



**37 Desmond Road, Eastbourne, East Sussex, BN22 7LF**

# Only about 250 yards from the seafront - an unusually spacious 4 bedroom house with walled garden and garage.

entrance lobby • entrance hall • 2 large reception rooms • 16'5" kitchen/breakfast room • cloakroom with wc • 4 bedrooms • large shower room with wc • gas fired central heating and double glazing • attractive walled 45" garden • garage

## Description

Only about 250 yards from the seafront - an unusually spacious 4 bedroom house with walled garden and garage. The generously proportioned accommodation offers great potential for a fine family home of a type rarely available in this sought after location. **The property is currently vacant and offered with an early possession date if required.**

## Location

With the seafront just at the end of the road and Princes Park closeby, Desmond Road is enviably located within a popular residential area. With a range of nearby local shops the town centre is also within easy reach with its newly constructed shopping centre and mainline rail services to London Victoria and to Gatwick. There are popular local schools and sporting facilities in the Eastbourne area include 3 principal golf courses and one of the largest sailing marinas on the south coast.

The property is approached by its small private front garden which extends round the side of the house.

**Handsome Entrance Porch** with Front Door to

**Large Entrance Hall** with Victorian style staircase, radiator, deep storage cupboard below stairs.

**Spacious Sitting Room** 16'2" x 13'5" (4.93m x 4.1m) with stone fire surround and wide hearth, radiator.

**Large Dining Room** 16'8" x 10'9" (5.08m x 3.28m) with fireplace surround with handsome Victorian style grate (fireplace not in use), radiator and side elevation aspect.

**Spacious Kitchen/Breakfast Room** 16'5" x 10'9" (5m x 3.28m) into the recess with rear garden aspect and range of working surfaces with drawers and cupboards below and wall cabinets over, inset stainless steel sink unit with mixer tap, integrated New World oven with eye level grill, inset 4 ring brushed steel finish gas hob with filter hood over, plumbing for dishwasher and washing machine, double glazed door to garden and door to

**Separate wc** with low level suite, wash basin with cabinet below, radiator and 2 windows.

The handsome staircase rises to the

**Large First Floor Landing** with large linen storage cupboard and retractable ladder access to the Loft Space, radiator.

**Bedroom 1** 17'3" x 10'10" (5.26m x 3.3m) with radiator.

**Bedroom 2** 13'2" x 12'10" (4.01m x 3.9m) with radiator and a limited view to the sea from the bay window.

**Bedroom 3** 8'6" x 11' (2.6m x 3.35m) excluding the depth of the wide door recess with fitted cupboard and cupboard housing the wall mounted GloWorm gas fired boiler and lagged hot water cylinder, radiator.

**Bedroom 4** 7'6" x 6'9" (2.29m x 2.06m)

**Bathroom** converted to provide a large shower with wall mounted shower fittings, wash basin and low level wc, towel rail and window.

## Outside

An important feature of the property is its corner position with gardens arranged to the front, side and rear. The principal area of walled garden is at the side and rear extending to an overall depth of about 45', partly paved and arranged for ease of maintenance there are flower borders containing a variety of shrubs and flowering plants. Timber garden store and greenhouse.

**Garage** 16' x 8'7" (4.88m x 2.62m) with power and light points and up and over door.

The garage is approached from Guestling Road at the side of the property with a gated entrance forecourt.

## Tenure

Freehold

## TOWN CENTRE OFFICE

36 Cornfield Road  
 Eastbourne BN21 4QH  
 Tel: 01323 430133  
 Fax: 01323 430144

## OLD TOWN OFFICE


117 Green Street  
 Eastbourne BN21 1RS  
 Tel: 01323 419911  
 Fax: 01323 641941

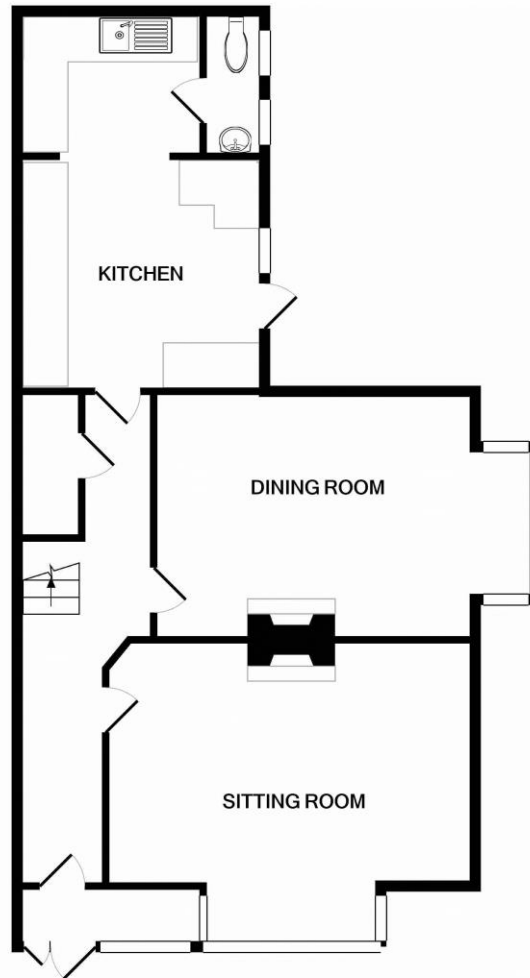
## ALFRISTON

1 North Street  
 Alfriston BN26 5UG  
 Tel: 01323 871171  
 Fax: 01323 430144

**e-mail:** sales@ragerroberts.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>81</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 675 SQ.FT.  
 (62.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 653 SQ.FT.  
 (60.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1329 SQ.FT. (123.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.