












8 Pashley Road  
Eastbourne, East Sussex



A detached double-fronted five-bedroom home in a sought-after location, with wonderfully landscaped gardens.

A handsome period family home featuring beautifully-presented three-storey accommodation including a magnificent kitchen/dining/sitting room and a wealth of exposed wooden flooring throughout. Set in a desirable location, there is a spacious, charming garden that has been designed meticulously into three rooms.

	<b>3 RECEPTION ROOMS</b>		<b>5 BEDROOMS</b>		<b>2 BATHROOMS</b>
	<b>DRIVEWAY PARKING</b>		<b>LANDSCAPED GARDENS</b>		<b>FREEHOLD</b>
	<b>TOWN</b>		<b>2,549 SQ FT</b>		<b>£1,200,000 GUIDE PRICE</b>



The property

Dating from the 1920s, 8 Pashley Road is a handsome double-fronted, detached red brick family home, thoughtfully extended to offer over 2,500 sq ft of light-filled, flexible accommodation arranged over three floors. Designed to provide an elegant and practical space for both family living and entertaining, the home features high ceilings, generously proportioned rooms, and a wealth of exposed wooden flooring throughout.

The accommodation flows from an entrance vestibule into an L-shaped reception hall with useful storage and a modern family shower room/guest cloakroom. It briefly comprises a dual-aspect drawing room with a front bay window and French doors opening onto the rear terrace; an L-shaped front-facing family room with fitted shelving; and an extensive 27 ft open-plan kitchen, dining, and sitting area with a combination of tiled and wooden flooring.

The kitchen includes a range of wall and base units, a breakfast bar, larder area with fitted shelving, complementary work surfaces and splashbacks, modern integrated appliances, and an adjacent fitted utility room with side access. The remaining area, adaptable to the purchaser's needs, features a sitting space with a contemporary wall-mounted fire flanked by angled feature glazing on both sides, plus a dining area with room for a large table and bi-fold doors leading to the rear terrace. Two large vaulted sky lanterns flood the entire space with abundant natural light.

A generous first floor landing gives access to a dual aspect principal bedroom with large front aspect bay window, three further double bedrooms, two with fitted storage, a contemporary family bathroom and separate cloakroom. The property's remaining double bedroom with fitted storage can be found on the second floor.





## Outside

Set behind low-level flint-clad walling and having plenty of kerb appeal, the property is approached through twin pillars over a bonded gravel driveway and forecourt providing private parking for multiple vehicles and giving access to the detached garage to the rear. The generous enclosed south-facing garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas including a generous gravelled area and a large raised split-level wraparound paved terrace accessible from the drawing and kitchen/dining/sitting room, ideal for entertaining and al fresco dining. The whole is screened by mature shrubs and trees, enjoying superb 180-degree terrace views over surrounding countryside.

## Location

The property occupies a sought-after position in Summerdown just to the west of the town centre, enjoying proximity to the Royal Eastbourne Golf Course and easy access to the South Downs. Close by Green Street provides a butchers, greengrocers/deli and coffee shop. The vibrant seaside town of Eastbourne itself also provides amenities including high street and boutique shopping, a shopping centre, numerous hotels, cafés, restaurants, pubs, theatres, cinemas, an art gallery, marina, swimming pools, fitness centres, sports clubs and Willingdon Golf Club. Brighton and Haywards Heath both also offer extensive amenities. The beach at Eastbourne and the south coast provide a wide range of watersports. Communications links are excellent: Eastbourne mainline station (1.4 miles) offers regular direct trains to central London, and the A27 links to the A23/M23, Gatwick and the motorway network.



## Distances

- Eastbourne 1.4 miles
- Eastbourne Beach 1.9 miles
- A27 (Eastbourne-Lewes road) 4.0 miles
- Lewes 15.8 miles
- Brighton 20.5 miles
- Haywards Heath 27.9 miles
- London Gatwick Airport 40.4 miles
- Central London 76.7 miles
- London Heathrow Airport 76.9 miles

## Nearby Stations

- Eastbourne

## Key Locations

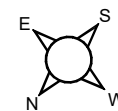
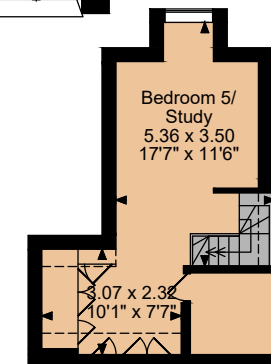
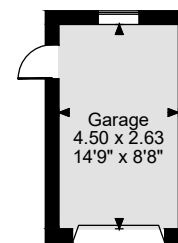
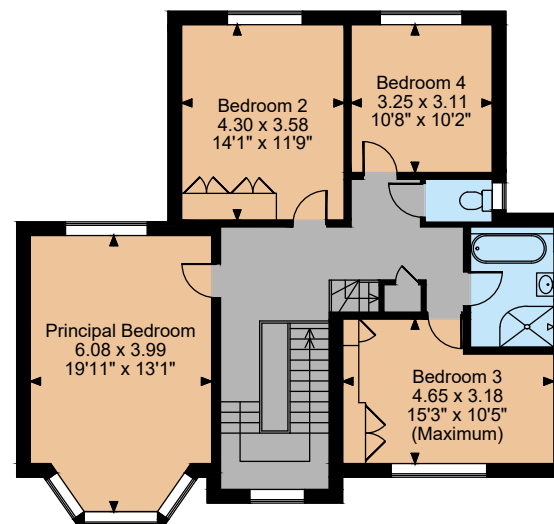
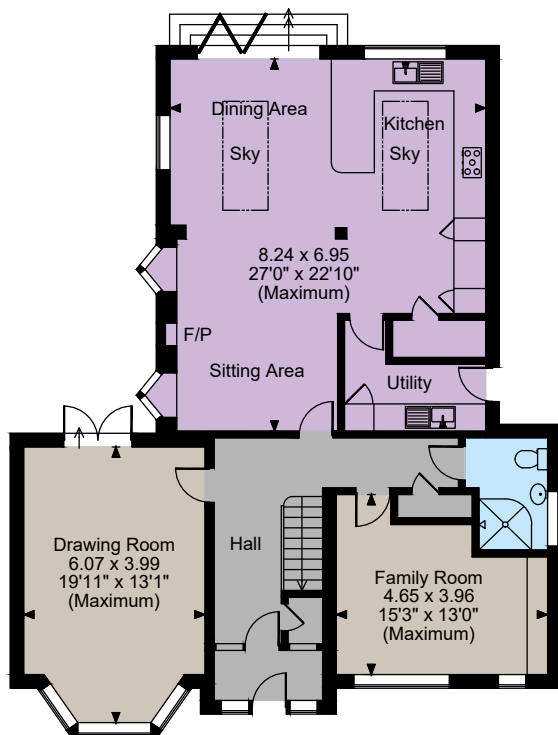
- South Downs National Park
- The Eastbourne Heritage Centre
- Belle Tout Lighthouse
- Beachy Head and Lighthouse
- Eastbourne Pier

- Eastbourne Miniature Steam Railway
- Alfriston Clergy House (National Trust)
- Sovereign Harbour South Martello Tower
- Seven Sisters Country Park
- Pevensey Levels National Nature Reserve
- Pevensey Castle
- Herstmonceux Castle

## Nearby Schools

- Bede's Prep School
- St. Andrew's Prep
- Gildredge House
- St. John's Meads CofE Primary School
- Eastbourne College
- Motcombe Infants' School
- St. Thomas A Becket Catholic School
- The South Downs School
- The Cavendish School
- Pashley Down Infant School
- Bourne Primary School





The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Floorplans

House internal area 2,549 sq ft (237 sq m)

Garage internal area 127 sq ft (12 sq m)

Total internal area 2,676 sq ft (249 sq m)

For identification purposes only.

## Directions

BN20 8DU

what3words: ///runner.digit.dust

## General

Local Authority: Eastbourne Borough Council

Services: Mains electricity, water and drainage. Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band D

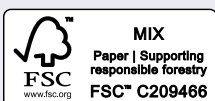
## Lewes

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