

btf

Land & Property Experts



NONSUCH
17th BEDFORDWELL ROAD, EASTBOURNE, EAST SUSSEX, BN21 2BG

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Eastbourne Beach - 0.8 miles
Hastings - 16.6 miles
Brighton - 21.4 miles

Detached three bedroom timber framed house located within one mile of the beach.

- Charming three bedroom detached house – EPC: C
- Triple garage with fully boarded roof space
- Workshop
- Spectacular combination of traditional and modern design.
- Beach and mainline railway station within one mile
- Garden

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: OFFERS IN EXCESS OF £750,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JU
01435 864455

LOCATION

The property is located on the corner of Bedfordwell Road and Lewes Road, under a mile (0.8 miles) from Eastbourne's seafront.

DESCRIPTION

Nonsuch was constructed to the owners' unique design using an extensive quantity of Oak, imported from France, and milled locally in Sussex.



The 'farmhouse' design with timber, brick and part tile hung elevations gives the house the appearance of a property more commonly found in rural areas. However, despite the traditional looking exterior, the interior of the house has a far more contemporary feel, with an emphasis on open plan living and good ceiling heights. Whilst modern materials have been incorporated, the extensive use of solid Oak throughout gives the impression of a much older property.

The accommodation, which benefits from mains gas-fired central heating, briefly comprises:

GROUND FLOOR

Entrance Porch with fitted coat rack.

Living Area (triple aspect) with exposed floorboards, inglenook fireplace with wood burner set upon a raised plinth, and exposed brick surround. Door to outside. Oak stairs to **Basement**.



Shower Room with walk-in shower, pedestal wash basin, and W.C.



Kitchen/ Dining Area (triple aspect) with exposed floorboards, fitted wooden units beneath Stainless-Steel work tops, Stainless-Steel sink and drainer with storage units below. Electric oven with gas hob and extractor hood above. Space for fridge and freezer. Door to outside.

BASEMENT

The basement comprises an expansive single room with a good ceiling height, exposed floorboards and exposed brick walls, and a wood burner set on a raised plinth with exposed brick surround.



FIRST FLOOR

Landing with doors to:

Mater Bedroom (double aspect) with **En-Suite Bathroom**.

Bedroom 2 (double aspect) with **En-Suite Shower Room** (shared with Bedroom 3)

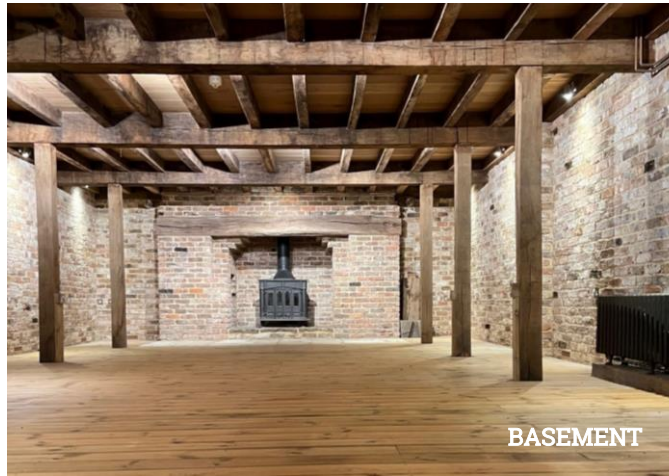
Bedroom 3 (double aspect) with **En-Suite Shower Room** (shared with Bedroom 2)

OUTSIDE

The garden to the north of the house is a mixture of flowerbeds, gravel areas, and a paved path which leads to a small lawn with flowerbeds and a variety of trees to the eastern elevation. A path leads from the lawn, and along the southern elevations of the house and garage, to a garden gate that allows access out on to Bedfordwell Road.

In addition to the garden, there is a large parking area with an adjacent **Workshop** (15'.04" x 7'.03") of brick and timber elevations beneath a tiled roof, and a triple-bay **Garage** with a **Utility Room**, **Cloakroom**, and a 'ladder' stairway leading to a fully boarded **Roof Space**.

The Garage building also benefits from a lean-to **Wood Store** and a fully enclosed **Tool Shed**.



BASEMENT

DIRECTIONS

From the Cophall roundabout at the southern end of the Hailsham Bypass, take A27 exit (signposted Brighton, Newhaven and Lewes) and then after approximately half a mile, keep left to the A2270 (Eastbourne Road). Continue on the A2270 for approximately two miles, and then upon reaching the Willingdon Roundabout, take the first exit (signposted General Hospital, Hampden Park, and Pevensey Bay) onto the A2021 (King's Drive). Continue for approximately one mile to the Rodmill Roundabout, and then take the third exit (signposted Town Centre, Pevensey Bay, and Seafrent). Continue for approximately one mile, after which the property will be found on the right-hand side.

What3Words: moon.farmer.march

SERVICES

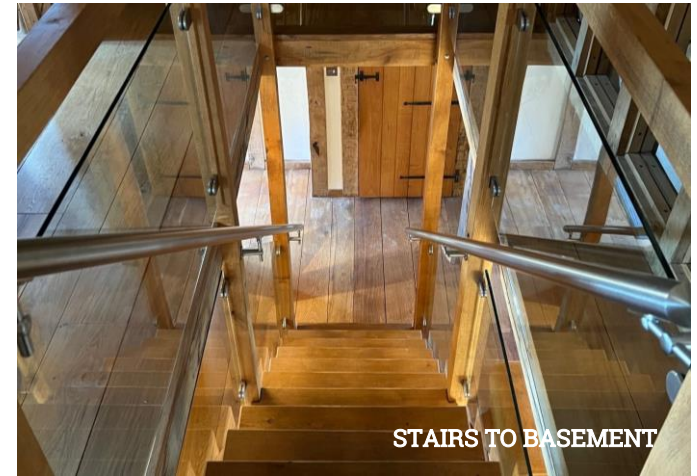
Mains gas, electricity, water and drainage.

ACCESS

In addition to the vehicular access leading from Lewes Road on the northern boundary, there is pedestrian access from Bedfordwell Road on the southern boundary.

METHOD OF SALE

The property is offered for sale by private treaty.



STAIRS TO BASEMENT

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Eastbourne Borough Council:

COUNCIL TAX BAND: F

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers.

BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

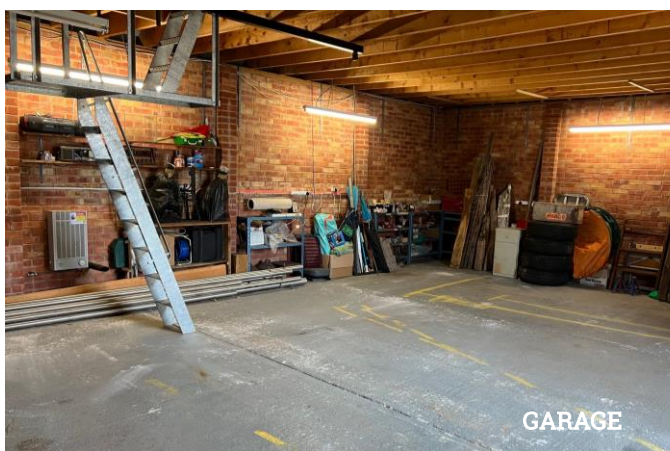


AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

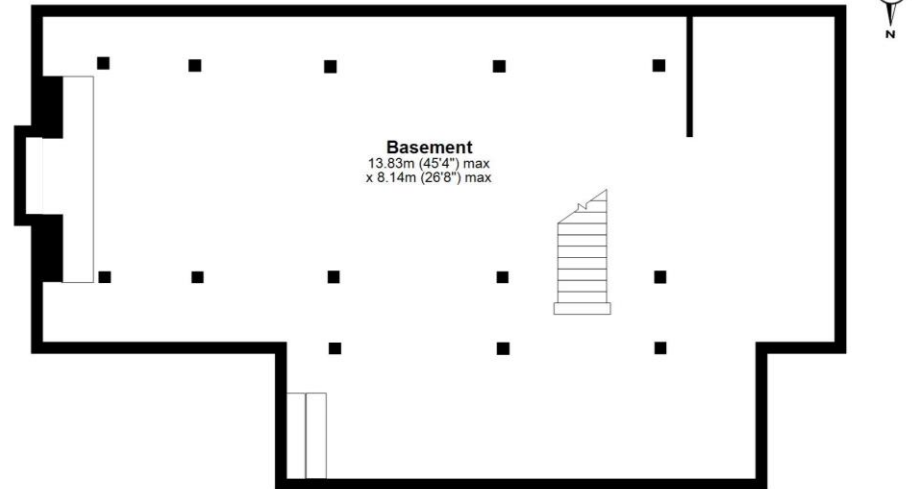


GARAGE



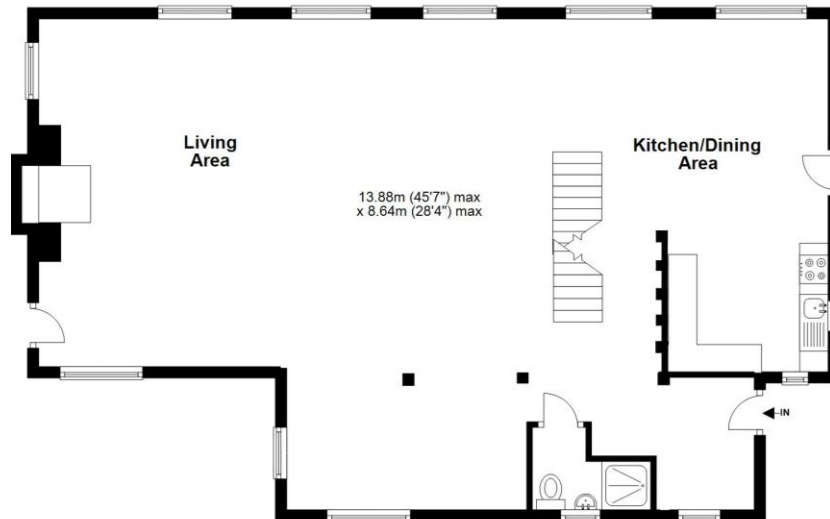
WORKSHOP

Ground Floor
Approx. 99.1 sq. metres (1066.7 sq. feet)

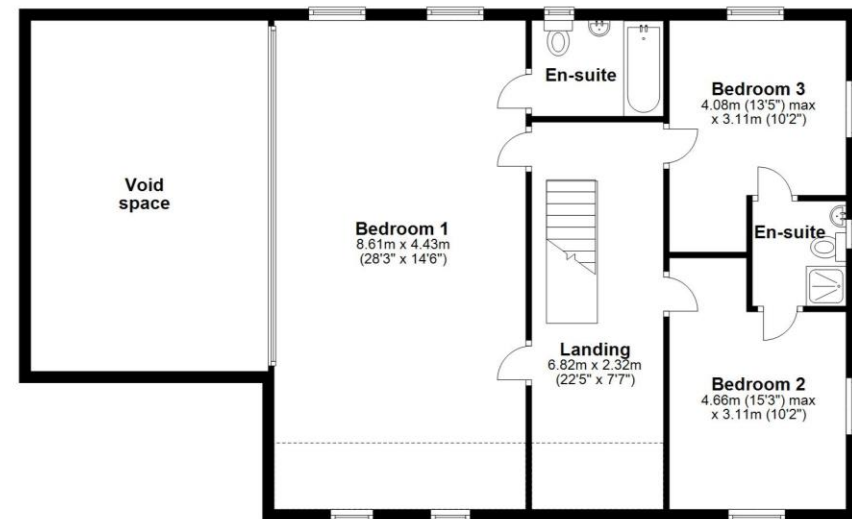


Basement
13.83m (45'4") max
x 8.14m (26'8") max

First Floor
Approx. 105.8 sq. metres (1138.6 sq. feet)

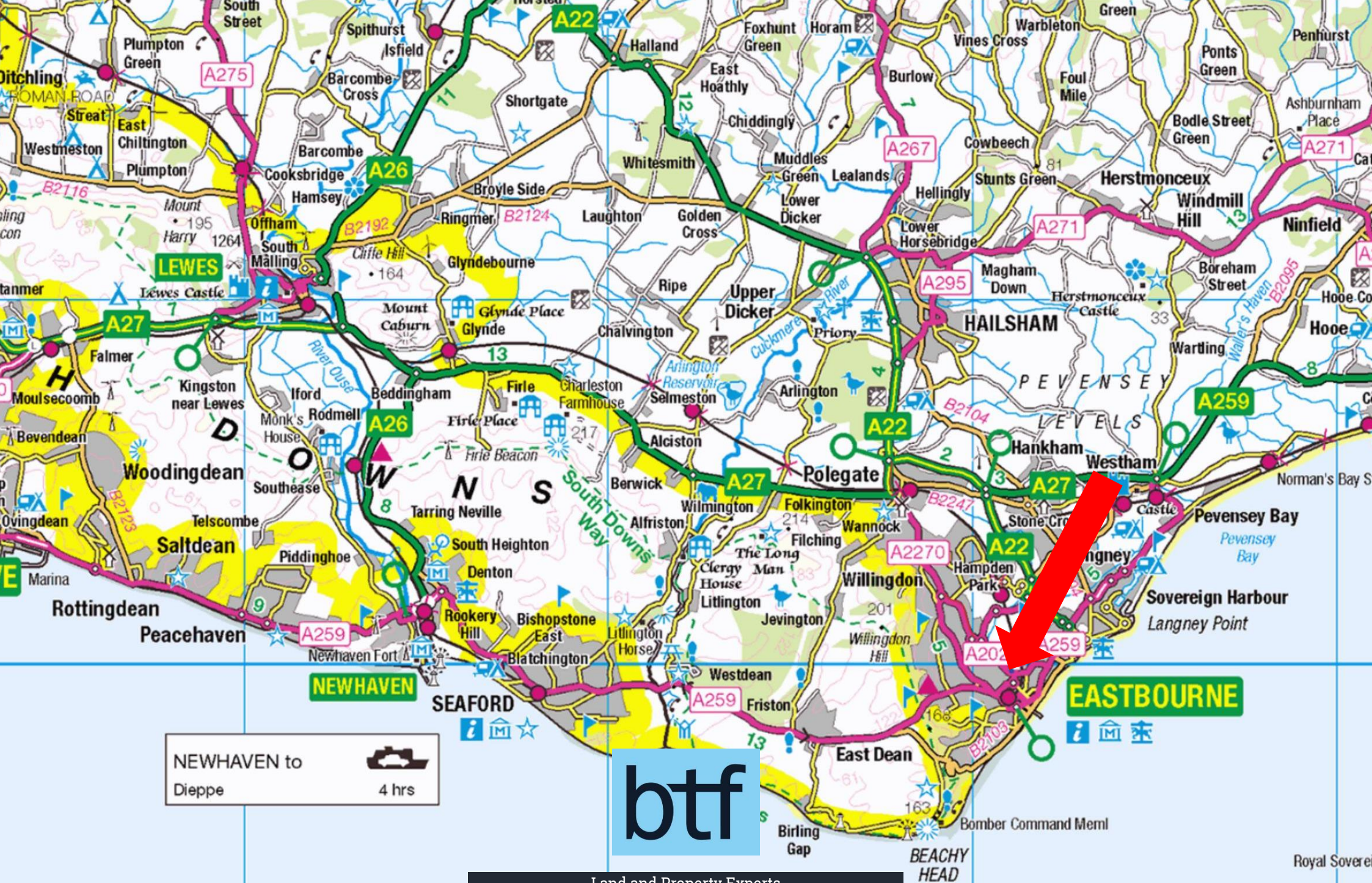


Second Floor
Approx. 113.3 sq. metres (1219.3 sq. feet)

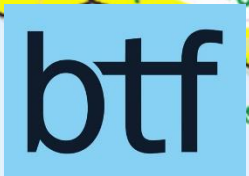


Total area: approx. 318.2 sq. metres (3424.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. Copyright ProSurv Home Inspections Ltd 2022
Plan produced using PlanUp.



NEWHAVEN to
Dieppe
4 hrs



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