



Ashmead, Michel Grove, Eastbourne, East Sussex BN21 1JU



A magnificent and imposing property, nestled at the end of a well regarded close on the fringes of Upperton and just a few minutes walk from the centre of Eastbourne. Built pre second world war to a very high standard and to an individual architects design, this wonderful six bedroom family home has spacious accommodation spread over three floors, plus a useable cellar. The abundance of space continues outside where you will find a larger than average double garage, summer house and "mancave" set within large established gardens.

HALLWAY

DRAWING ROOM

DINING ROOM

KITCHEN

DOWNSTAIRS WC

CELLAR

PRINCIPAL BEDROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4/OFFICE

BATHROOM

SHOWER ROOM

BEDROOM 5

BEDROOM 6

SHOWER ROOM

DOUBLE GARAGE

MANCAVE

Description

AP Estate Agents are proud to present Ashmead, a fantastic property of substantial proportions spread over three floors and having the added benefit of a cellar for extra storage. Built to a high standard pre second world war, the accommodation on the ground floor offers a fabulous amount of space for the family to enjoy, it comprises of a large reception hallway, two reception rooms with a veranda overlooking the rear garden, and a modern kitchen. Upstairs offers six bedrooms spread over 2 further floors, with a bathroom on each floor as well as an additional shower room. The gardens extend to 0.2 of an acre (tbv) with a long driveway which leads into the rear garden and a larger than average double garage, there are a number of other outbuildings that will be a delight for hobbyists, teenagers or anyone wanting their own space away from the house.

INSIDE THE PROPERTY

You enter the property through grand double oak doors into a VESTIBULE area which provides passage into the main reception HALLWAY, a large area with several interesting period features to look out for like the picture rails and servants bells, and stairs leading up to the other floors. Off the hallway is a downstairs WC with wash basin. Understairs there is a doorway which leads down to the cellar area, this is divided up into separate rooms providing excellent storage but restricted in head height, one of the rooms has been designed into a recreation room which would be ideal for children to use as a play room, it has lights and power with carpeted floor. The DRAWING ROOM feels bright and airy with several windows along two walls and double doors leading out to a veranda which overlooks the rear garden and has steps leading down. A particular feature of the room is a stunning art deco fireplace with wooden surround, tiled hearth and metal guard rail. An archway leads you through into the DINING ROOM, a fabulous size which is ideal for entertaining, with an attractive coved ceiling and a original serving hatch through to; the KITCHEN is fitted with a good array of units, both floor and wall storage, they are finished in a high gloss with stunning granite worktops which extends into a breakfast bar. Integrated appliances include dishwasher, Range with 8 ring hob and extractor above, wine fridge, washing machine, and the owner has found an ingenious way to inset the microwave and American fridge. There is also a separate larder with shelving and a door leading to the rear garden.

FIRST FLOOR

A wide solid staircase leads up to the first floor and onto a lovely galleried landing, which is bright and airy with a window overlooking the front of the property to your left. The PRINCIPAL BEDROOM is a great size with a range of fitted wardrobes and a vanity basin. You will find 3 further BEDROOMS on this floor all of which are a good size and have wash basins installed. One of the bedrooms is currently being used as a study and it features, built in storage, airing cupboard and double doors out to a balcony with decorative semi circular wrought iron balustrade overlooking the garden. The BATHROOM is a white suite comprising of a sunken bath with shower above, translucent glass wash basin, bidet, wc and chrome heated towel rail. Fully tiled with a mosaic design. There is also a SEPERATE SHOWER ROOM with enclosed shower cubicle.

SECOND FLOOR

Stairs lead up to a galleried landing with a velux window providing natural light, there are two double BEDROOMS on this floor of equal size and both feature a double velux window with elevated views over the rear garden, although these bedrooms are created from a loft extension there is still extra eves storage available. On this floor there is also a SHOWER ROOM with wc, wash basin and shower cubicle and heated towel rail.

OUTSIDE

The property is set back from the road and approached via a driveway that leads into the front garden, a path branches off towards the front door bordered by dense foliage which provides a high degree of privacy. The driveway continues through secure gates down into the rear garden, to a larger than average DOUBLE GARAGE with power and lighting and a roller shutter door. You might notice the circular formation in front of the garage, this is interestingly the remnants of a car turntable, a previous owner used to be able to drive their large Rolls Royce down the driveway and physically turn the car to then be able to reverse it into the garage. Next to the garage is a wooden built OUTBUILDING which has power, light, carpet and double glazed windows, it has been used as a "mancave" but offers the new owner a versatile building which could serve a whole variety of uses. Adjacent is an undercover carport with space behind and to the side of the garage. The rear garden is mostly laid to level lawn with a herbaceous border and several mature shrubs and trees around it perimeter, during the summer months when the trees are in bloom the garden is private and barely overlooked by the neighboring properties. There is a SUMMER HOUSE at the opposite end of the lawn which has a covered decking area in front, a pathway leads to the side of the property providing external access to the BASEMENT ROOM mentioned earlier in the brochure, as well as a garden machinery storeroom beneath paved veranda.







SERVICES: Mains Gas, Electrics, Drainage

COUNCIL TAX BAND G - Eastbourne council 2024/25 £4,027.42

LOCATION

This property is situated Upperton in Eastbourne, a fantastic location within easy reach of the town centre, with Motcombe and Old town areas nearby. There are several schools in close proximity, including Ocklynge primary, Motcombe primary, Eastbourne college, Cavendish school, to name a few.

Ashmead is perfectly placed to take full advantage of the best that Eastbourne has to offer, with easy access to the comprehensive array of shops within the town centre, as well as the recently established "Beacon" shopping centre. Towner Art Gallery, Devonshire, Winter Gardens & Congress Theatre's.

Gildredge Park, which is less than five minutes by foot (via twitten pathway), offers a large field for recreation, a children's playground and café, as well as tennis courts and bowling greens (both of which have active club memberships). Within the park grounds you will also find Manor Gardens, with its rose garden, herbaceous borders and lawns.

Other notable locations include; the award winning Eastbourne seafront, Willingdon golf club and the South Downs National park, all a short drive away.

The nearest supermarket is Waitrose, which is a short walk.

Eastbourne District General Hospital is within 1.5miles

Eastbourne mainline station is 1.4 miles away and gets you to Brighton in 40minutes, Gatwick in under 60minutes and London Victoria in just over 90minutes

www.visiteastbourne.com for more information on the town

Hastings (18 miles), Brighton (25 miles), Royal Tunbridge Wells (30 miles), Gatwick airport (41 miles)

DIRECTIONS

What3words ///second.wisely.steep

Local Authority: Eastbourne

Services (not checked or tested): Mains Gas and Drainage

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: G

Guide Price £860,000

Viewings

Strictly by Appointment Only



Disclaimer:

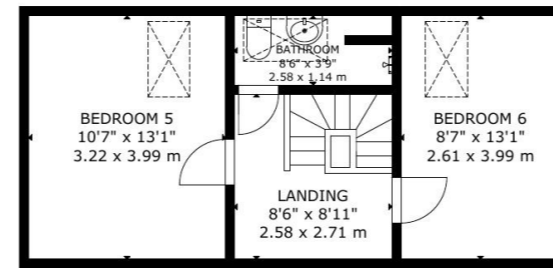
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

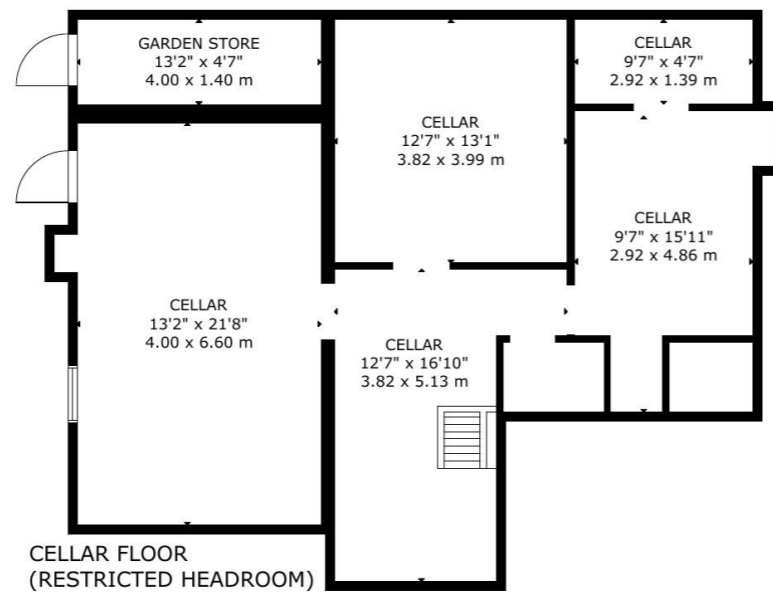
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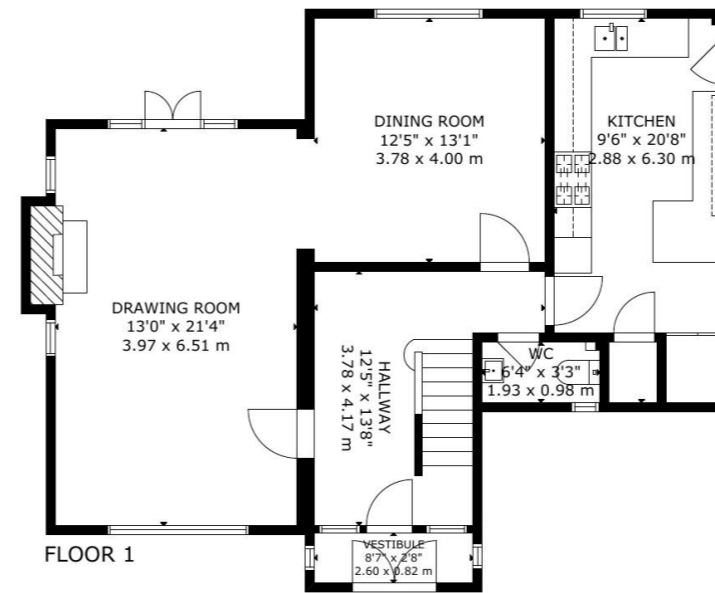
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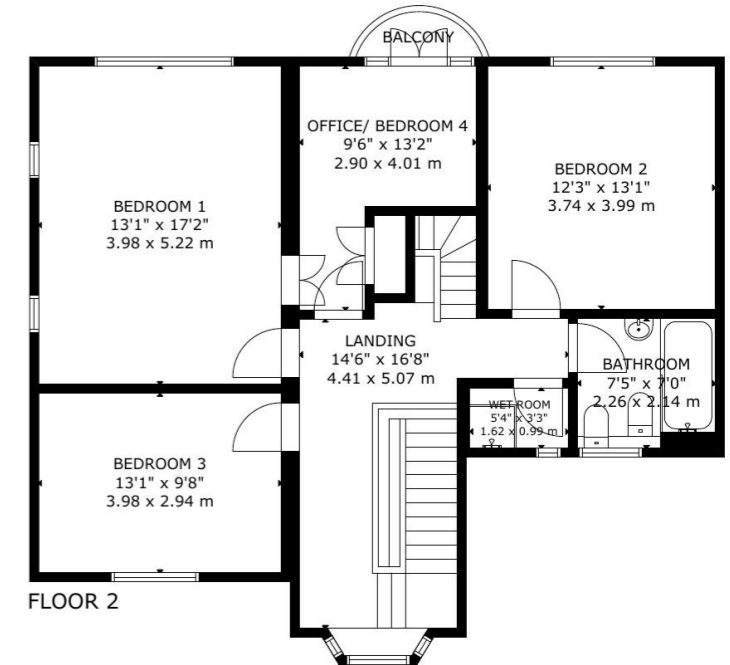
FLOOR 3



CELLAR FLOOR (RESTRICTED HEADROOM)



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 281 m²/3,019 sq ft
 CELLAR FLOOR (RESTRICTED HEADROOM): 80 m²/862 sq ft, FLOOR 1: 79 m²/850 sq ft
 FLOOR 2: 87 m²/933 sq ft, FLOOR 3: 35 m²/374 sq ft
 EXCLUDED AREAS: GARDEN STORE: 6 m²/60 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

