



11 Summerdown Road, Eastbourne, East Sussex BN20 8DS





Step into a piece of history with this delightful early 1900s mid-terrace cottage, where period charm meets contemporary living. Thoughtfully redesigned, the ground floor has been transformed into a stunning open-plan space, seamlessly blending the living room and kitchen to create an inviting, light-filled atmosphere. At the heart of the home, a central island takes centre stage—perfect for casual dining and entertaining, surrounded by a beautifully appointed kitchen that exudes both style and function. Whether you're hosting friends or simply enjoying a quiet evening, this space offers the ideal balance of comfort and practicality. Upstairs, two generously sized double bedrooms provide peaceful retreats, complemented by a larger-than-average bathroom. This exceptional property delivers the ultimate “wow factor” from the moment you step inside. A charming blend of old-world character and modern elegance—ready to welcome its next owner.

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM

## UPSTAIRS

- BEDROOM 1
- BEDROOM 2
- BATHROOM

# Description

AP Estate Agents are delighted to present this charming early 1900s period cottage, where timeless character meets modern convenience. High ceilings and thoughtfully modernised interiors create an elegant, light and airy living space, while recent upgrades, including updated electrics and plumbing, ensure effortless comfort. The open-plan ground floor has been beautifully designed to maximise space, offering a stylish yet functional environment perfect for relaxing or entertaining. A central island takes pride of place, making it easy to dine and socialise in a setting that feels both welcoming and sophisticated. This property is ideal for a wide variety of buyers—whether it's those seeking a beautifully finished home with every modern convenience, or a young family wanting to be within easy reach of local amenities and the South Downs. Upstairs, two spacious double bedrooms provide comfortable retreats, complemented by a larger-than-average bathroom. Outside, the property boasts a courtyard garden with smart decking, alongside a brick-built storage unit—possibly once an outdoor toilet, adding to the historic charm. A rare blend of period elegance and contemporary living, this exceptional home is ready to welcome its next owner.

## INSIDE THE PROPERTY

Upon entering this immaculately decorated home, you are welcomed into a bright and airy hallway, with stairs leading to the first floor. The clever use of space includes understairs storage, while the boiler is conveniently positioned out of the way, ensuring practicality without compromising aesthetics. The heart of the home is the stunning open-plan living area, a transformation that has maximised space and natural light. Large windows flood the room with daylight, creating a warm and inviting atmosphere. This effortlessly flows into the ultra-modern kitchen, which showcases sleek off-white cabinetry, striking wood-effect worktops and flooring, and integrated appliances. At the centre of this space, the splendid central island provides a multifunctional hub—perfect for entertaining or casual dining, blending style and practicality in one elegant design. To the rear, a back door leads directly to the private garden, offering an ideal outdoor retreat.

## UPSTAIRS

Step onto the small yet practical landing, providing easy access to all rooms and a loft hatch—believed to be partially boarded and well-insulated, offering additional storage potential. The primary bedroom is impressively spacious, allowing ample room for large furnishings, while a double-glazed window floods the space with natural light and offers pleasant views over the front of the property. The second bedroom is equally generous in size, ideal for guests or as a fantastic child's bedroom, with sufficient space to accommodate a double bed and additional furniture, all complemented by rear-facing views. The larger-than-average bathroom is a standout feature, boasting excellent versatility. A freestanding bath with mixer taps and a handheld attachment adds a touch of luxury, while a glazed shower cubicle—complete with an electric shower and adjustable head—provides practicality. All wet areas benefit from fully tiled splash backs, and the suite is completed with a low-level WC, a wall-mounted washbasin with integrated storage, and a handy airing cupboard. A well-designed and functional living space, offering comfort, style, and practicality in equal measure.

## OUTSIDE

This charming mid-terrace period home boasts undeniable kerb appeal, featuring a raised front garden enclosed by an elegant brick wall, with steps leading up to the front door. A carefully curated selection of shrubs, flowers, and tropical palms adds vibrancy to the frontage, beautifully complementing the red tile-hung façade and the distinctive bay window, gracefully supported by a soldier course of bricks. Access to the rear garden is conveniently provided via a twitten further along the terrace, offering practical passage—ideal for moving garden waste, bicycles, or general rear access. Once outside, you'll find a delightful courtyard-style garden, thoughtfully designed for both relaxation and functionality. A raised decking area provides the perfect setting for outdoor dining, while the secure fencing ensures privacy. A water tap offers added convenience for garden maintenance. A brick-built lean-to stands to the rear, hinting at its possible historical use as an outdoor toilet, though today it serves as a secure storage space, maintaining both character and practicality. A wonderful blend of period charm and modern practicality, this property is a fantastic opportunity for buyers seeking both style and functionality









## LOCATION

Old Town, Eastbourne is a charming and historic neighbourhood that blends period character with modern convenience. As Eastbourne's oldest village, it boasts a strong community feel, making it a sought-after location for families and professionals alike. Residents enjoy a variety of local amenities, including independent shops, cafés, and traditional pubs such as the 12th-century Lamb Inn.

The area is well-served by supermarkets, including Waitrose, and local businesses offering fresh produce and everyday essentials. For families, Old Town is home to well-regarded schools, including Gildredge House, The Eastbourne Academy, and South Downs Community Special School<sup>4</sup>. Outdoor enthusiasts can explore Motcombe Gardens, Gildredge Park, and the nearby South Downs National Park, offering scenic walks and breathtaking views.

The area is also rich in history, with landmarks such as St Mary's Church and Pilgrims House, once visited by Charles Dickens. With its blend of heritage, green spaces, and excellent amenities, Old Town offers a desirable lifestyle in one of Eastbourne's most characterful locations.

## ADDITIONAL INFORMATION

SERVICES: Mains Electric, Water, Gas and Drainage

COUNCIL TAX BAND - C £2,147

DIRECTIONS: <https://w3w.co/basin.fully.puts>

**Local Authority:** Eastbourne

**Services (not checked or tested):** Mains Gas, Water, Electric and Drainage

**Tenure:** Freehold

**EPC:** EPC Rating D

**Council Tax Band:** C

Guide Price £325,000

Viewings

By Appointment Only







Disclaimer:

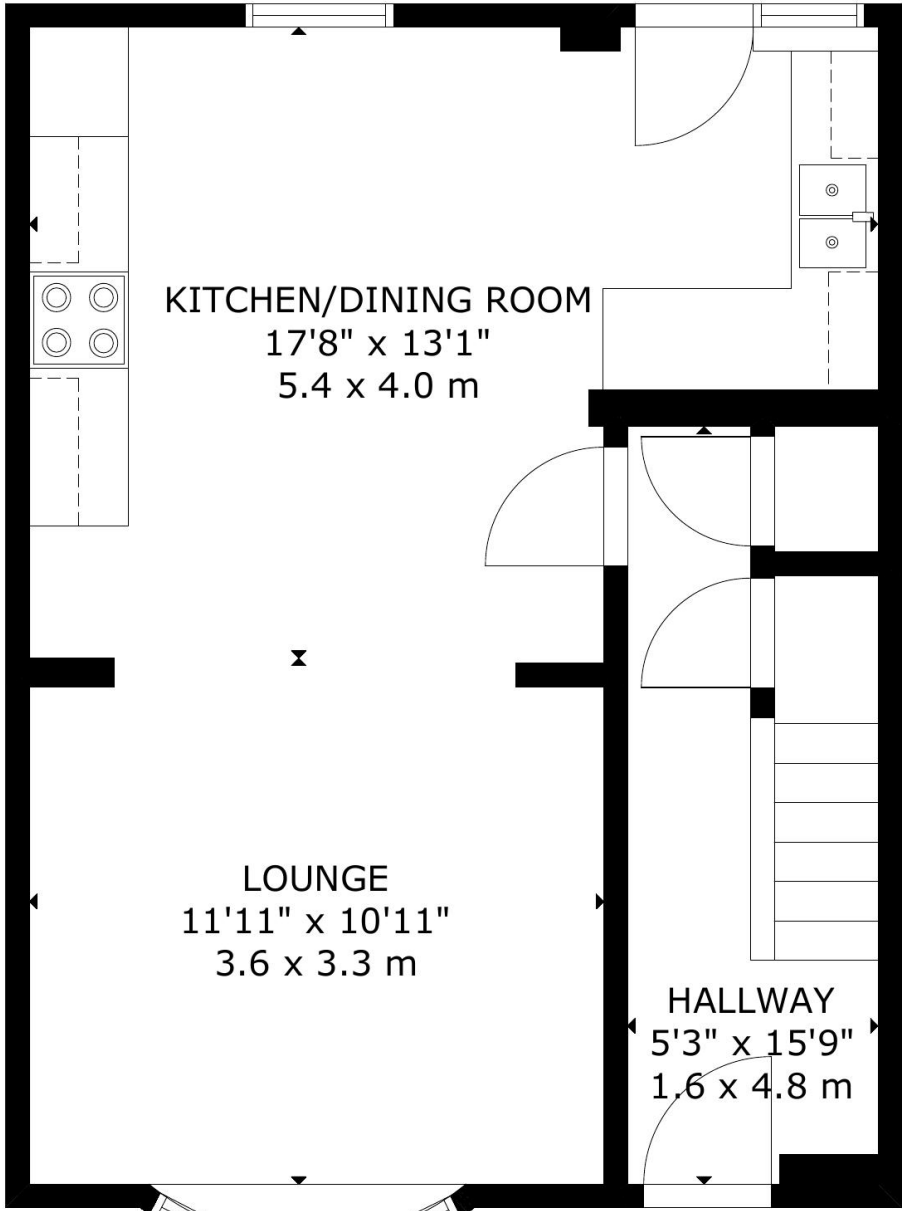
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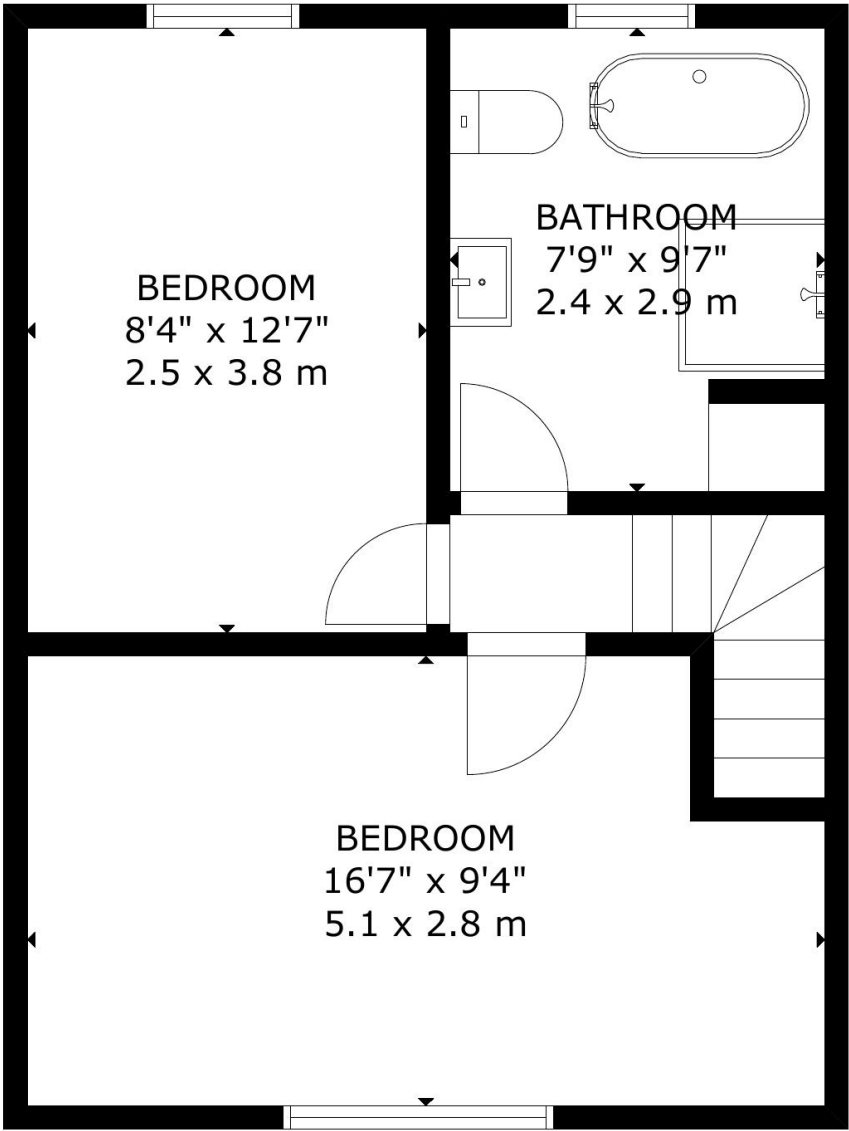
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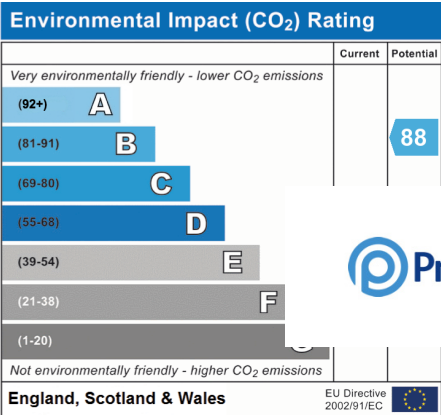
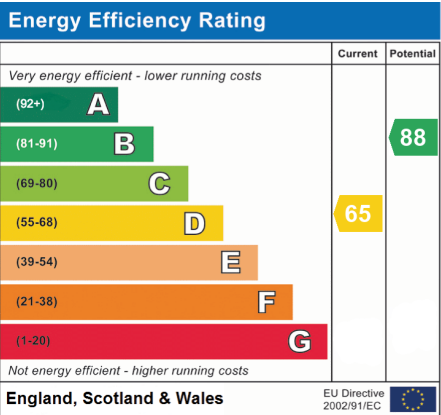


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 74 m<sup>2</sup>/801 sq.ft  
FLOOR 1: 40 m<sup>2</sup>/430 sq.ft, FLOOR 2: 34 m<sup>2</sup>/371 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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