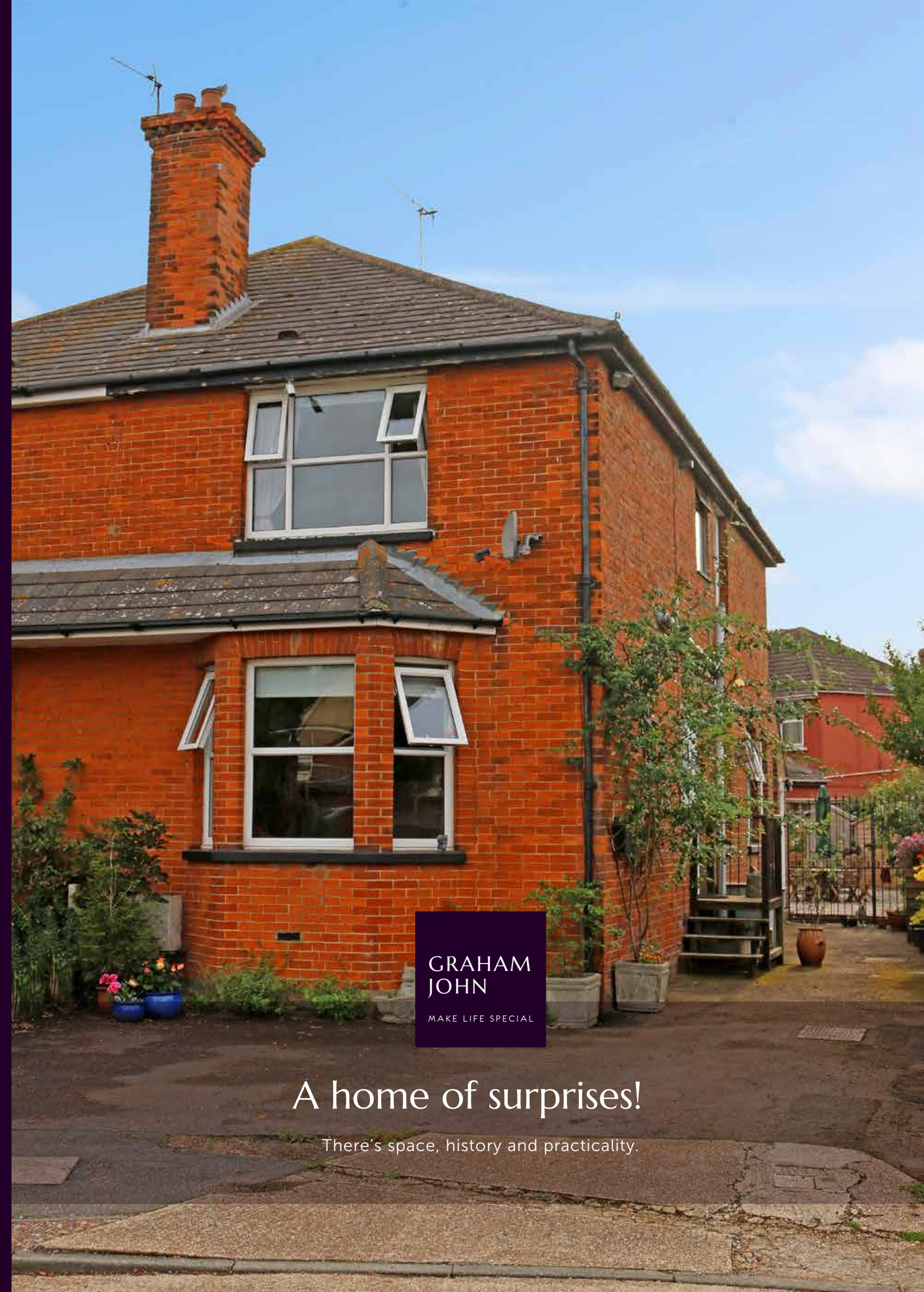


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GRAHAM
JOHN
MAKE LIFE SPECIAL

A home of surprises!

There's space, history and practicality.

A sense of space

pervades this lovely
Edwardian home

The Details

Living room

Dining room

Reception

Kitchen

3 bedrooms

Bathroom

En suite

WC

Off road parking

Garden

It takes a second look before you realise the significance of the layout within this home. Stand in the lovely dining room and your brain will remind you that you are in the third reception room, that's when the space here becomes apparent.

It's a wonderful thing to sit in a living room and look at the drawings produced in 1911, the ones that show how the house and its neighbour were designed, to see the conveyance documentation and learn that once this road was known as The Strand. It is a little window into history and it adds to the sense of belonging, of this being a real home, how wonderful that the documents have been kept and treasured. Many people may be surprised to find this home here, especially somewhere with the space the house provides. Eastmead Avenue is tucked away out of sight of many people, you would expect it to be better known but then, this is a property that has rarely changed ownership, a testament to it being special. As you walk through the accommodation and then explore outside it begins to become evident why, this isn't an ordinary house from the Edwardian era. Inside there is a space that is unusual to find, three reception rooms mean there is a flexibility to the ground floor that allows for a larger family or anyone needing a home office or treatment room. The space to the side of the house and to the front provides parking so having visitors will rarely be an issue.

The kitchen to the rear is a simple room to work in and may be something you have one eye on extending, subject to planning of course. Some of you may decide to move the kitchen into the dining room and make use of that lovely fireplace feature, just one of a number that grace this home.



Lovely features to discover



There's space here to enjoy family life

Upstairs an ensuite has been cleverly incorporated and the bathroom then serves the other two bedrooms. Outside, the rear garden has been landscaped into a low maintenance garden, somewhere focussed upon enjoying moments to catch some peace and quiet and sit with the afternoon and evening sun on your face. There's lots of space here and the width of the garden, there's over nine and a half feet to the right-hand side of the house, nearly three metres, makes a huge difference to the feel of the whole area.

As a location this is close to the International Rail Station, within a simple walk. For drivers the roads connect you to every direction very easily, be it into the town centre, across to the A28 or around to the A2042 leading away from the town centre and taking you east or south to the coast.

This is a delightful find, one that really deserves to be seen first-hand because you won't find many homes that provide so much inside and out.



We love the fireplace



This home is available for viewing by appointment through Graham John Estate Agents.

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The dining room has a wonderful feel and with the fireplace and those super windows, it is a room that is very special.

Once the kitchen, the dining room is a great feature of this home and somewhere you can enjoy for what it is, some of you may choose to make it the kitchen once again. Don't forget there's a third reception room here that could, instead of being a home office, be the dining room once more.



Such a great room by the garden



Fireplaces make lovely features



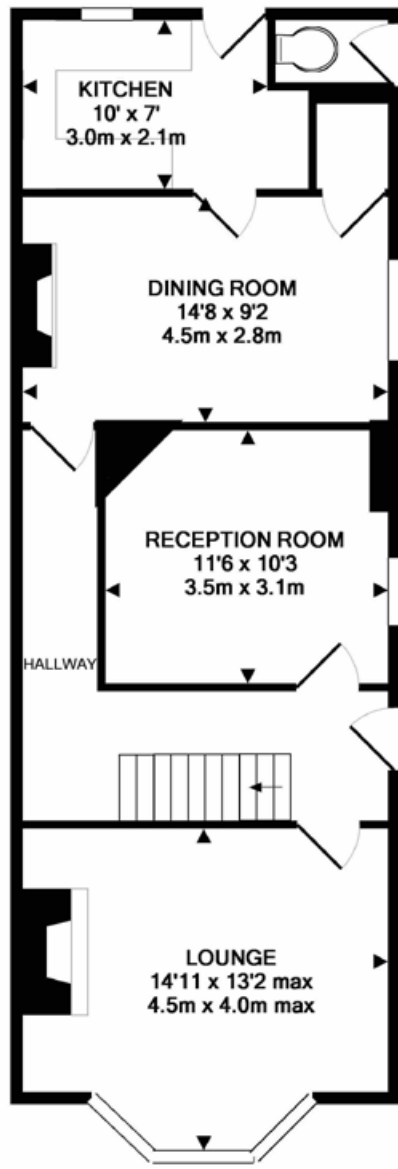
Each room is individual



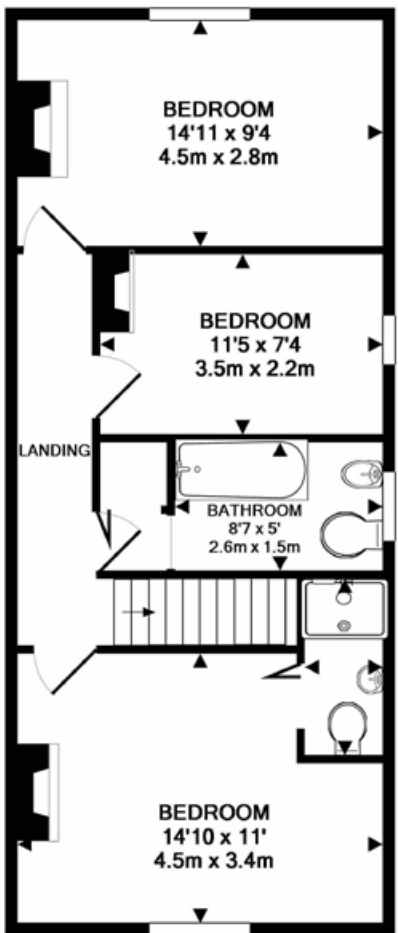
There's space to spread out



The en suite makes this a special room



GROUND FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)

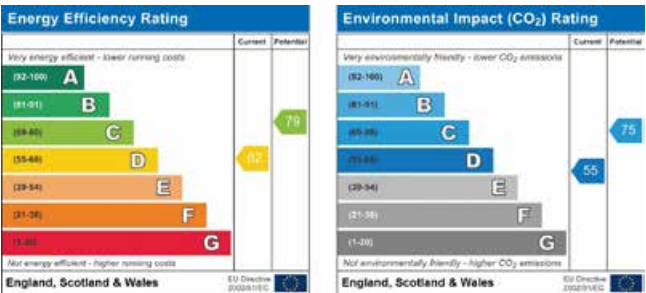


1ST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1181 SQ.FT. (109.7 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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Designed to make
the most of the
spare time you have



It's so rare to see the original papers from when a house was designed and lovely to look back through the history.

We love the way the garden has been designed to keep work to a minimum and allow the family to focus on enjoying together time in the garden. There are seating areas, each provides a slightly different aspect and feeling and the design draws you to explore. There's a good space

here and, as it is currently arranged, it feels even larger. There is plenty of space to the side of the house as well, perfect for a variety of uses whether it be more garden, storage or a place for the dogs to roam. ■

This is a lovely space in which to unleash your inner garden designer. Will you follow the same themes or make changes to suit your life?