

# HUNT FRAME

ESTATE AGENTS



**17 Castle Bolton, Eastbourne, BN23 8NU**

**Offers Over £425,000**



Requiring general modernisation, a **FOUR BEDROOM** detached house, with **DOUBLE GARAGE**, located in a cul-de-sac within 1 mile of shops at both Langney and Stone Cross, which also has a popular Primary School. With further accommodation comprising; Living Room, separate Dining Room, Study, Kitchen/Breakfast Room, Utility, Ground Floor Cloakroom, En-Suite shower and Bathroom. Also benefitting from driveway parking, gas central heating, double glazing and a lawned rear garden benefitting from a good degree of seclusion. **CHAIN FREE.**





## ENTRANCE HALL

Part glazed, panelled door. Wood effect laminate flooring, radiator, stairs rising to first floor with storage cupboard beneath.

## CLOAKROOM

Double glazed window, radiator, wood effect laminate flooring, low level wc, hand basin.

## STUDY

8'11 x 8'3 (2.72m x 2.51m)  
Double glazed window, radiator.

## SITTING ROOM

13'11 x 10'11 (4.24m x 3.33m)  
Double glazed window, radiator, glazed French doors to Dining Room.

## DINING ROOM

10'11 x 10 (3.33m x 3.05m)  
Double glazed patio doors to rear garden, radiator.

## KITCHEN/BREAKFAST ROOM

14'3 x 8'3 (4.34m x 2.51m)  
Double glazed window, radiator. Fitted with a range of wall and base mounted units with work surfaces and tiled splashbacks, one and a half bowl single drainer sink unit, fitted electric oven and gas hob, integrated refrigerator and freezer, plumbing for dish washer. Tiled flooring.

## UTILITY

6'4 x 5'9 (1.93m x 1.75m)  
Part glazed, panelled door to garden, radiator, tiled flooring, wall mounted gas boiler. Single drainer sink with adjacent work surfaces and tiled splash back, cupboards beneath, plumbing for washing machine.

## First Floor Landing

Double glazed window, radiator, airing cupboard, loft access.

## BEDROOM 1

12'2 x 10'2 (3.71m x 3.10m)  
Double glazed window, radiator, built in wardrobe.

## EN-SUITE SHOWER

Double glazed window, extractor fan, radiator, electric shaver point. Shower enclosure, low level wc, hand basin.

## BEDROOM 2

11'3 x 10'1 (3.43m x 3.07m)  
Double glazed window, radiator, built in wardrobe.

## BEDROOM3

10'9 x 8'4 (3.28m x 2.54m)  
Double glazed window, radiator.

## BEDROOM 4

9'4 x 8'4 (2.84m x 2.54m)  
Double glazed window, radiator.

## BATHROOM

Double glazed window, radiator, electric shaver point, part tiled walls, panelled bath with shower attachment and screen, low level wc, hand basin.

## DOUBLE GARAGE

17'3 x 16'3 (5.26m x 4.95m)  
Two up & over doors, power and light, personal door.

## PARKING

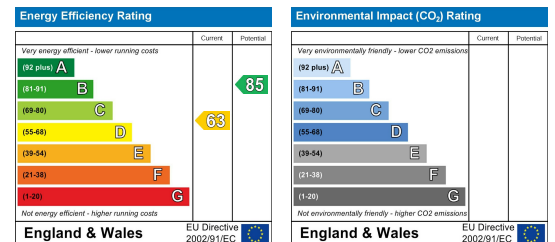
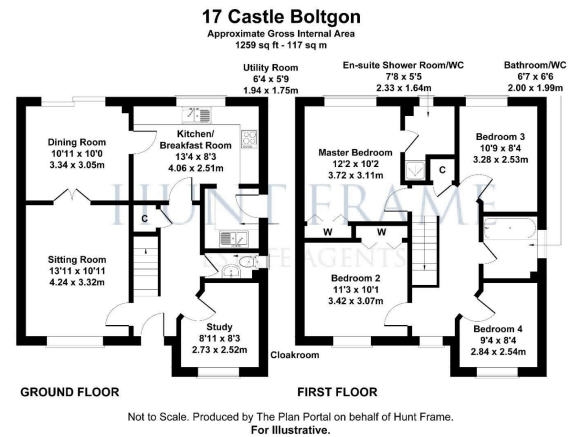
Spaces for two cars, directly in front of the Garage.

## FRONT GARDEN

Area of lawn with flower/shrub bed.

## REAR GARDEN

Decking and lawn with flower and shrub beds.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.