

# HUNT FRAME

ESTATE AGENTS



**4 Roffrey Avenue, Eastbourne, BN22 0AE**

**£595,000**



A HIGHLY IMPRESSIVE, EXTENDED and IMPROVED, DETACHED FAMILY HOME in the favoured West HAMPDEN PARK area of Eastbourne. Enjoying SPACIOUS PROPORTIONS with a LOVELY SITTING ROOM, a 16' x 14' KITCHEN and upto FIVE BEDROOMS over the UPPER TWO FLOORS. The size of the plot and gardens support the house well with a LARGE TERRACE and raised LAWN to the rear with excellent OFF ROAD PARKING and a GARAGE to the front aspect.

Superbly positioned for access to the delightful nearby park and within only a few minutes drive of the mainline station in Hampden Park itself. There are also numerous local shops and a supermarket nearby and schools for all age groups are readily available.





## ENTRANCE PORCH

Entrance porch with a wooden access door with a leaded light glazed insert, UPVC double glazed window with a matching feature circular porthole window to the side, wooden glazed door into sitting room.

## SITTING ROOM

18'4 x 16'5 (5.59m x 5.00m)  
L-shaped spacious sitting room being dual aspect with sliding UPVC double glazed doors to the rear aspect opening onto and overlooking the landscape gardens with a further UPVC double glazed window to the front aspect, double opening wooden French doors and secondary glazed wooden door to dining room, feature brick fireplace with hearth and mantle.

## DINING ROOM

18'5 x 8'4 (5.61m x 2.54m)  
Double glazed leaded light window to the front aspect under stairs storage cupboard, radiator, double opening glazed doors to the kitchen.

## KITCHEN

16'0 max x 14'1 max (4.88m max x 4.29m max)  
Extremely impressive kitchen of spacious proportions being dual aspect with a UPVC double glazed window to the rear with matching window and double glazed door giving access to the side, fitted with an impressive range of wooden fronted floor standing and wall mounted units with glazed display cabinets, Integral dishwasher and freezer, further space for a freestanding fridge freezer, range style cooker with four ring gas hob with fifth burner, twin ovens, grill and warmer, Range Master stainless steel extractor fan above with a matching stainless steel splash back, inset sink unit with drainer, recessed ceiling lighting, door to rear lobby.

## REAR LOBBY

Doors off to a separate Wc and garage.

## WC

Fitted with a low-level WC, wall mounted wash hand basin, radiator, tiled flooring, double glazed window to the side aspect.

## FIRST FLOOR LANDING

Staircase rising to the first floor with half landing, double glazed window with a lovely view over the garden, landing with doors off to three bedrooms and the bathroom.

## BEDROOM 1

11'5 x 11'0 (3.48m x 3.35m)  
Double glazed leaded light windows to the front aspect, radiator, built in wardrobes.

## BEDROOM 2

12'5 x 9'10 (3.78m x 3.00m)  
Dual aspect with double glazed windows to the front and side elevations with South Downs views, radiator.

## BEDROOM 3

12'4 x 8'2 (3.76m x 2.49m)  
Dual aspect again with double glazed windows to the side and rear elevations with the latter enjoying views over the garden, radiator.

## BATHROOM

Comprising of a corner shower cubicle with a panelled bath, pedestal wash hand basin, low level WC, shaver point and light, tiling to walls and floor, airing cupboard with hot water cylinder, double glazed window to the side aspect.

## SECOND FLOOR

Staircase to rising to the second floor with a double glazed window overlooking the rear aspect and gardens, doors off to the further two bedrooms and a shower room.

## BEDROOM 4

11'9 x 10'10 (3.58m x 3.30m)  
Velux window with an aspect over the gardens, radiator.

## BEDROOM 5

8'5 x 5'4 (2.57m x 1.63m)  
Window to the rear aspect, storage recess, radiator.

## SHOWER ROOM

Comprising of an enclosed shower cubicle, low level WC, wash hand basin, wooden flooring, partly tiled, extractor fan.

## GARDENS

A particular feature of the property are the private gardens, which are of a good size and accessed from the sitting room or kitchen. They briefly comprise of a large paved terrace with adjacent raised border with steps accessing an additional elevated lawn, large timber summer house, further timber storage facility with gated access points to both sides of the property. Fenced enclosed boundaries being maturely planted with shrubs and trees and display borders with a good level of privacy.

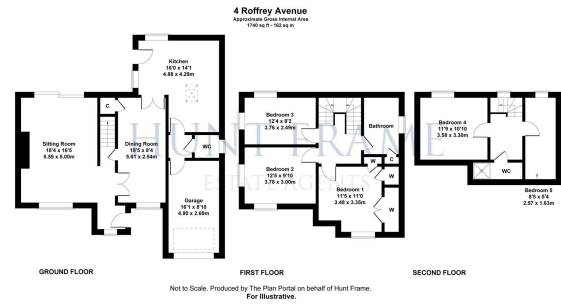
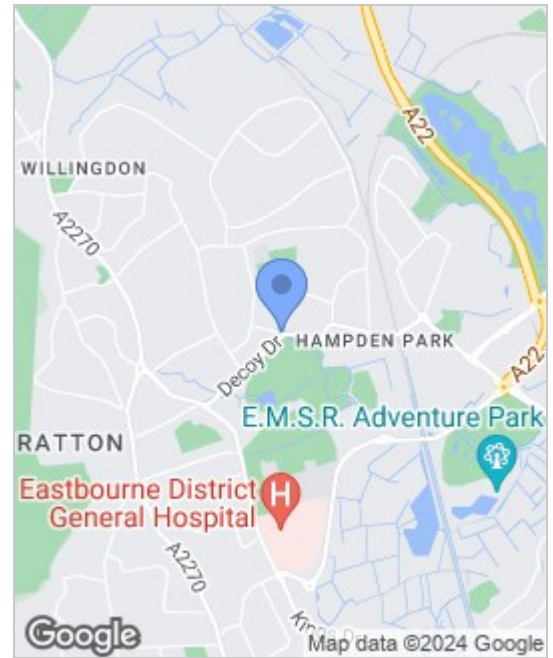
## FRONT GARDEN

Edged borders with a brick boundary to the front, access to the parking area and garage.

## GARAGE & OFF ROAD PARKING

Garage - with an up and over door, wall mounted boiler, mezzanine storage level, consumer unit and gas meter, power and light, personal door to the rear lobby.

Off Road Parking - Block paved parking for three or more vehicles.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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