

# HUNT FRAME

ESTATE AGENTS



## 1 Groombridge Avenue, Eastbourne, BN22 7FD

### Offers In Excess Of £350,000



Constructed in 2008, a WELL PRESENTED, SEMI-DETACHED TOWNHOUSE with a SPACIOUS and VERSATILE LAYOUT, conveniently located for access to the seafront, supermarket, Princes Park and Sovereign Leisure Centre.

The spacious accommodation comprises CLOAKROOM, KITCHEN, LOUNGE, FOUR/FIVE BEDROOMS, EN-SUITE SHOWER and BATHROOM. Externally the rear garden enjoys a SUNNY SOUTH WESTERLY ASPECT and there is both an ALLOCATED PARKING SPACE and GARAGE.



## ENTRANCE HALL

Via double glazed front door. Wood effect flooring. Door to understair storage cupboard. Radiator.

## CLOAKROOM

Suite comprising low level WC. Wash hand basin with tiled splash back. Radiator. Tiled floor.

## GROUND FLOOR RECEPTION ROOM

15 x 13'4 (4.57m x 4.06m)

Double glazed window and French doors overlooking and leading to rear. Two radiators.

## KITCHEN/DINER

16 x 8'3 (4.88m x 2.51m)

Double glazed window to front. Fitted with a range of wall and base level units and drawers with complementary work surfaces over. Inset ceramic one and half bowl sink and drainer. Electric oven with gas hob and extractor fan over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted boiler. Spotlights to ceiling. Wood effect flooring.

## FIRST FLOOR LANDING

Stairs rising to second floor landing. Double glazed window. Radiator.

## LOUNGE/BEDROOM

15'3 x 13'7 (4.65m x 4.14m)

Double glazed sliding Patio doors leading to Juliet balcony. Radiator.

## BEDROOM THREE

10'2 x 8'3 (3.10m x 2.51m)

Double glazed window to front. Radiator.

## BATHROOM

Suite comprising panelled bath. Wash hand basin. Low level WC. Part tiled walls. Tiled floor. Ceiling spotlights.

## SECOND FLOOR LANDING

Stairs rising from first floor landing. Access to loft space. Door to storage cupboard.

## BEDROOM ONE

14'3 x 11'5 (4.34m x 3.48m)

Double glazed window to front. Built-in full length fitted wardrobe cupboards. Radiator. Door to:

## EN-SUITE

Double glazed window to front. Shower enclosure. Part tiled walls. Low level WC. Wash hand basin. Extractor fan. Ceiling spotlights. Radiator.

## BEDROOM TWO

13'5 x 8'4 (4.09m x 2.54m)

Double glazed window to rear. Radiator.

## BEDROOM FOUR

10' x 6'4 (3.05m x 1.93m)

Double glazed window to rear. Radiator.

## REAR GARDEN

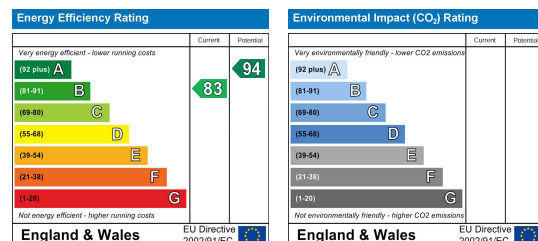
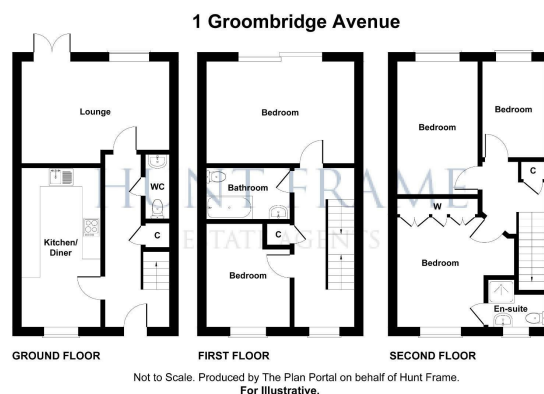
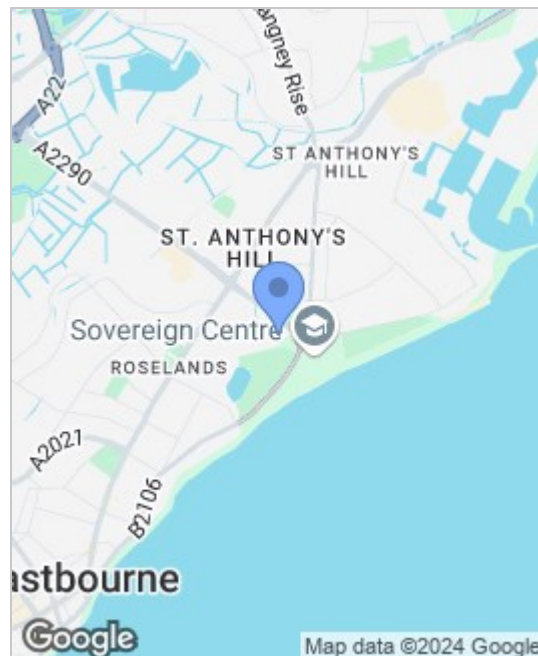
Landscaped rear garden with decked area leading to an area of artificial grass. Paved seating area. Shrub borders. Garden shed and fenced surround. Gate to rear.

## GARAGE

Located near by with up and over door.

## ALLOCATED PARKING SPACE

At rear of the property.



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