

HUNT FRAME

ESTATE AGENTS



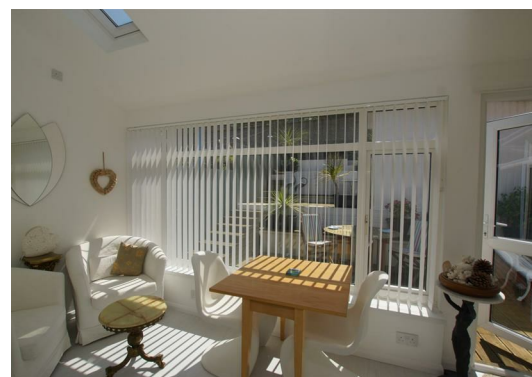
29 Church Street, Eastbourne, BN21 1HN

Offers In Excess Of £350,000



This MODERN THREE BEDROOM CHAIN FREE FAMILY HOME is within a few hundred yards of Waitrose and Old Town's popular landmarks, The Lamb Inn and St Marys Church. Offering WELL PROPORTIONED and EXTREMELY WELL PRESENTED accommodation across THREE FLOORS. The property benefits from a MODERN KITCHEN with an adjacent SITTING ROOM, a SPACIOUS CONSERVATORY, SEPARATE WC and THREE FIRST FLOOR BEDROOMS with an EN-SUITE and FAMILY BATHROOM. The top (second floor) has been adapted and is considered ideal for office use or for storage. The GARDENS have been LANDSCAPED with SEATING AREAS, a TIMBER STUDIO and storage shed. Importantly there is also a GARAGE, situated a short distance from the property.

The Old Town area is a sought after family location, with schools catering for all age groups including the Ofsted highly rated Gildredge House Free School within a half mile. There are several parks and access to the South Downs National Park within the vicinity and Eastbourne's train station and town centre are approximately 1 1/4 miles distant.



ENTRANCE

Covered entrance with door to

HALL

Radiator, engineered timber flooring, doors off to the kitchen/breakfast room, WC and large under stairs storage cupboard.

SEPARATE WC

Comprising of a low level WC with concealed cistern, wall mounted wash hand basin, screened storage space, radiator, double glazed patterned window to the front elevation.

KITCHEN/BREAKFAST ROOM

18'5 x 9'3 (5.61m x 2.82m)

Fitting with a modern range of floor standing and wall mounted units with wood effect worktop space, inset one and a half bowl stainless steel sink with a Brita filter tap and drainer, tiled splashbacks, wall mounted Valliant combination boiler, space for a freestanding upright fridge/freezer, fitted Electric oven with a four ring gas hob above with a matching extractor unit, power and plumbing for the fitting of a dishwasher (if required) space for breakfast/dining table, radiator, additional storage space and a work station/seating area, wood effect laminate flooring, glazed double doors with glazed panels to the side into the sitting room.

SITTING ROOM

17'1 x 11'2 (5.21m x 3.40m)

Spacious and light reception room with a large under stairs storage cupboard, two radiators, double glazed window overlooking the conservatory with sliding double glazed patio doors giving access to the same.

CONSERVATORY

17'0 x 5'9 (5.18m x 1.75m)

Recently re-roofed and decorated by the current owner with slate tiling to the roof with three velux windows with a feature 'triangle' window (which catches the sunset) to the side aspect, plumbing and space for washing machine and dryer with an inset circular sink unit above with woodblock worktop, space for seating and dining, power supply for an air-conditioning unit, double glazed door overlooking and giving access to the gardens with a full width picture window with views of the garden.

LANDING

Staircase rising from the ground floor, storage cupboard, doors off to the three bedrooms and bathroom, staircase to the second floor.

BEDROOM 1

11'8 x 9'4 (3.56m x 2.84m)

Master bedroom with a UPVC double glazed window to the rear elevation, dressing area with storage to the side, radiator, door to the en-suite shower room.

EN-SUITE

Comprising of a large enclosed shower cubicle

with a curved screen to the front with Victorian style 'rain fall' shower head, fully tiled enclosure, low-level WC with a concealed cistern, wash hand basin set a vanity unit with cupboards beneath, tile splashbacks, mirror fronted cabinet, radiator, recessed lighting, extractor fan.

BEDROOM 2

14'11 max x 9'4 (4.55m max x 2.84m)

Double glazed window to the front elevation with a dressing table/seating area with storage areas either side with hanging rails, radiator.

BEDROOM 3

8'5 x 8'4 (2.57m x 2.54m)

UPVC double glazed window to the rear aspect, radiator, fitted storage and display furniture, wood effect flooring.

FAMILY BATHROOM

Fitted with a coloured suite comprising of a bath with Aqualisa shower unit, matching pedestal wash hand basin and low level WC with concealed cistern, part tiling to walls, storage cupboard, ladder style chrome towel rail, UPVC double glazed patterned window to the front elevation, wall mounted extractor fan.

SECOND FLOOR - ATTIC ROOM

13'0 max x 8'2 max (3.96m max x 2.49m max)

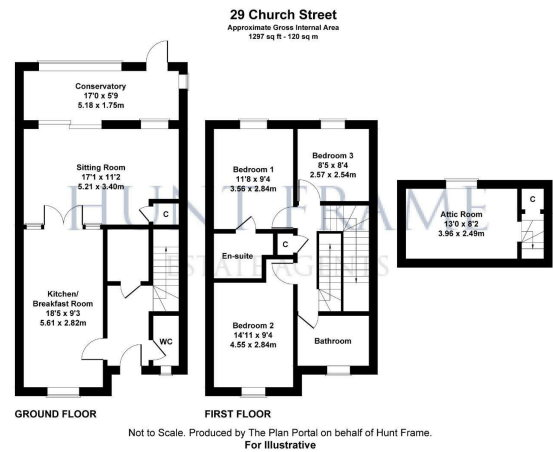
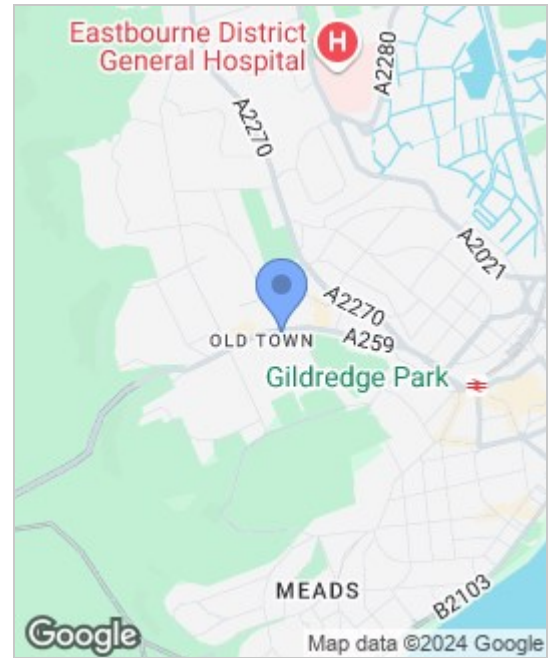
Staircase rising to the second floor, eaves storage, recessed storage cupboard with hanging space, open to a good sized loft area, considered ideal for use as office space or for storage with recessed ceiling lighting, wood effect laminate flooring, window to the rear elevation, second eaves storage cupboard.

GARDEN

Landscaped by the current owners and on three levels with initially a decked seating area which enjoys good level of privacy with steps rising to a central tier with further decking and display areas with access to a large timber studio with sliding double glazed doors to the front, further steps lead to the top tier with further seating/display areas with a flint wall providing a backdrop and the rear boundary, additional large timber storage shed, outside power supply and water.

GARAGE

Housed in a block, at the end of the terrace, one of four and literally only a few yards from the property, having a recently repainted up and over door with parking to the front.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	76 86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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