

HUNT FRAME

ESTATE AGENTS



79 Burton Road, Eastbourne, BN21 2RQ

Price Guide £425,000



A SUBSTANTIAL, EXTENDED LINK DETACHED HOME occupying a level position within the sought after Rodmill location. VENDOR SUITED.

Considered EXTREMELY WELL PRESENTED by the current owners, the VERSATILE ACCOMMODATION benefits from a DINING ROOM EXTENSION that enjoys a 'clever' concealed UTILITY AREA, there is a spacious L-shaped SITTING ROOM, a MODERN KITCHEN, a ground floor WC and a multi use room via a GARAGE CONVERSION. The first floor is no less impressive with THREE DOUBLE BEDROOMS and a well appointed FAMILY BATHROOM. Externally there is a paved and lawned garden with ample OFF ROAD PARKING to the front aspect.

Located on the edge of the town centre and close to Hampden Park, local amenities and the district hospital. Eastbourne town centre is only a few minutes by car and the main routes out of the town are readily at hand. There are a large number of leisure amenities, golf courses and parks within easy reach and the beach and Sovereign Harbour are a short distance away.



ENTRANCE

Double glazed entrance door into hallway.

HALLWAY

Spacious hallway with radiator and storage cupboard, arch to an inner hall with access to the sitting and dining rooms, kitchen, Wc and garage.

SITTING ROOM

17'8 max x 17'0 max (5.38m max x 5.18m max)
Impressive dual aspect reception room of good proportions being L-shaped with a UPVC window and double glazed sliding doors allowing access to the front gardens with a matching double glazed window to the side which flanks the fireplace, which is ornamental with a stone surround, radiator.

DINING ROOM

13'3 x 11'9 plus utility recess (4.04m x 3.58m plus utility recess)
Double glazed sliding doors, overlooking and giving access to the gardens, radiator, full width sliding doors which give access to the 'UTILITY AREA' which is plumbed with a wash hand basin and space for a washing machine with cupboard space.

WC

Double glazed window to the rear elevation, low level Wc with wash hand basin, ladder style radiator.

KITCHEN

12'2 x 10'9 (3.71m x 3.28m)
Double glazed window to the rear aspect, one and half bowl sink unit with drainer, fitted with a range of modern floor standing and wall mounted units with complimentary worktop space, under unit lighting, glazed display cupboards, concealed gas boiler, integrated dishwasher, electric eye level double oven and hob with extractor over with matching splashback, breakfast bar, tiled splashbacks, recessed ceiling lighting.

LANDING

Double glazed window to the side aspect, loft access, storage cupboard.

BEDROOM 1

15'8 x 9'10 (4.78m x 3.00m)
Double glazed window to the front aspect, panelling to walls, radiator, built in matching double wardrobes.

BEDROOM 2

11'1 x 10'4 (3.38m x 3.15m)
Double glazed window to the rear aspect, radiator.

BEDROOM 3

11'1 x 8'7 (3.38m x 2.62m)
Double glazed window to the side aspect, radiator.

FAMILY BATHROOM

Double glazed window to the side aspect with a panelled bath with shower above, low level Wc, wash hand basin set in a vanity unit with adjacent cupboards, fully tiled walls and floor, heated towel rail.

GARAGE

19'5 x 8'3 (5.92m x 2.51m)
Currently being used as an occasional bedroom/gym, in part partitioned to the front with the up and over door still in situ, radiator, spot lighting, storage and shelving.

OFF ROAD PARKING

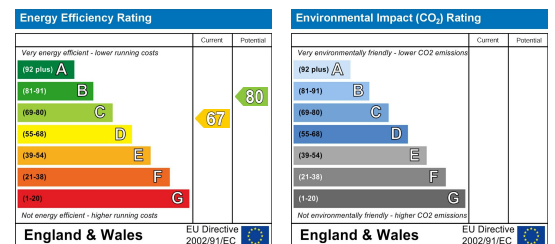
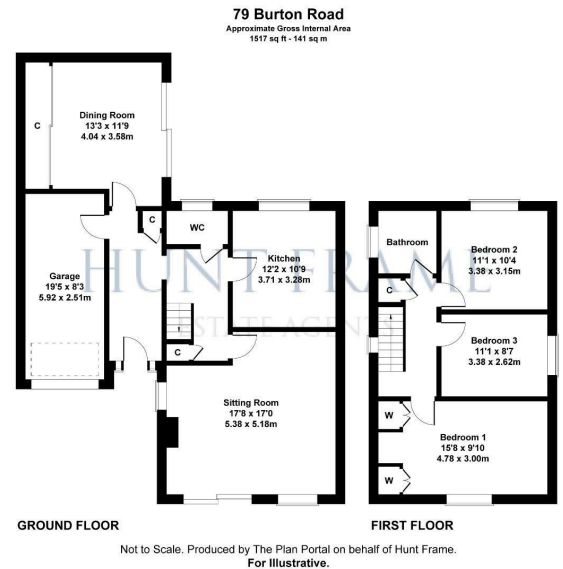
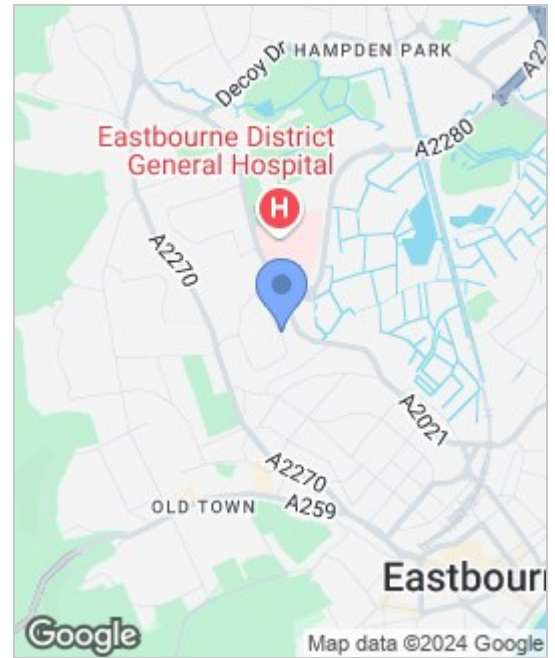
Ample off road parking, access to the garage and entrance.

GARDENS

With patio and steps up to a lawn, gated rear access, timber storage shed, walled and fenced boundaries.

AGENTS NOTES:

The owners have installed a new boiler on the 6th of September and advise us that any halogen lights have been updated to LED's and there is privacy film with SPF fitted to the glazing to the front of the lounge (These additions will impact positively the current EPC rating).
DIRECTIONS -The property can be found on the level part of Burton Road, accessed via Fennels Close on the left.



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