

HUNT FRAME

ESTATE AGENTS



191 Sevenoaks Road, Eastbourne, BN23 7JZ

Offers Over £325,000



OFFERS OVER £325,000. FABULOUS FAR REACHING SOUTHERLY VIEWS are afforded from this well presented, two bedroom, semi-detached bungalow. Having been refurbished in recent years, the property now offers a splendid open plan living room/kitchen with bi-fold doors opening directly onto the southerly rear garden, overlooking marshland and the distant South Downs. Situated in a lovely cul-de-sac off Sevenoaks Road, which has bus routes linking to nearby Langney Shopping Centre and Sovereign Harbour.



ENTRANCE HALL

OPEN PLAN

LIVING/DINING/KITCHEN

23'3 14/4 (7.09m x 4.37m)

LIVING AREA

Double glazed bi-fold doors extending nearly the entire width of the living room, providing glorious far reaching Southerly views over the marshes to the distant South Downs. Radiator. Telephone point.

KITCHEN AREA

Double glazed window to rear. Fitted in range of base level units and drawers with solid butchers block work surfaces incorporating breakfast bar with tiled splashbacks. Integrated slimline dishwasher. Space for range style cooker. Inset one and half bowl stainless steel sink unit with single drainer. Built-in larder cupboard with shelving.

BEDROOM ONE

13' x 11'6 (3.96m x 3.51m)

Double glazed bow window to front. Radiator.

BEDROOM TWO

10' x 7'9 (3.05m x 2.36m)

Double glazed window to front. Radiator.

SHOWER ROOM

Double glazed window to side. Heated towel rail. Shower enclosure. Low level WC. Pedestal wash hand basin. Built-in linen cupboard. Loft access.

GARDEN

Laid as part patio with lawn. Pea beach area with raised beds and shrubs with fenced surround. Outside tap. Gated access.

SUMMER HOUSE

8'8 x 7 (2.64m x 2.13m)

With power and light.

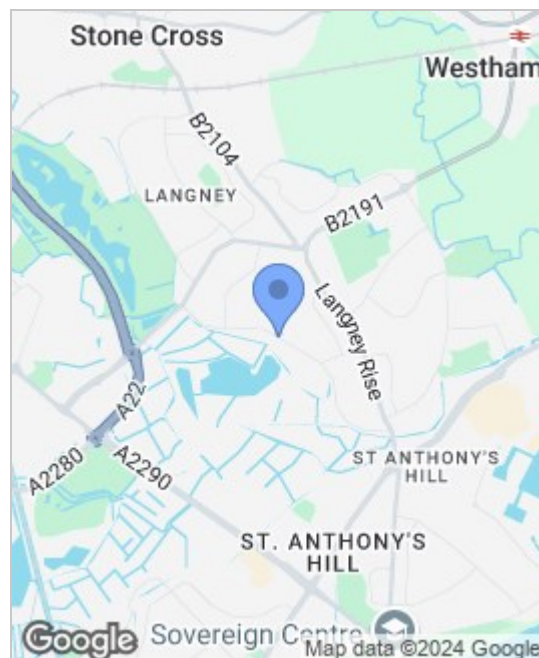
GARAGE

17' x 8' (5.18m x 2.44m)

Up and over door. Power and light. Plumbing point for washing machine. Double glazed personal door. Pitched roof. Sensory activated light.

FRONT GARDEN

Driveway providing off road parking for three cars leading to garage. Adjacent open plan lawn with mature hydrangea's.



191 Sevenoaks Road



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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