



HUNT FRAME  
ESTATE AGENTS

## 13 Amberley Road, Eastbourne, BN22 0EH

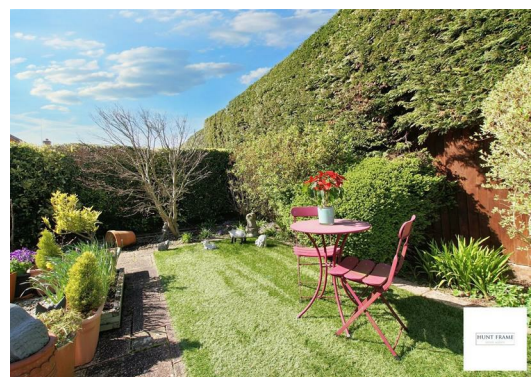
### £500,000



GUIDE PRICE £500,000 TO £525,000

**VIRTUAL TOUR - WELL PRESENTED** and **SPACIOUS THREE/FOUR BEDROOMED DETACHED CHALET BUNGALOW** situated in this sought-after West Hampden Park area of Eastbourne. The property Has been **CONSIDERABLY IMPROVED** by the present owner to provide a **GOOD SIZED SUN LOUNGE, SITTING/DINING ROOM, MODERN KITCHEN, BATHROOM** and **WC** with **TWO DOUBLE BEDROOMS**, all to the ground floor. The first floor is just as impressive with a **FURTHER TWO BEDROOMS** and a **SHOWER ROOM**. There are **ATTRACTIVE, LANDSCAPED GARDENS** to the rear with a **GARAGE** and **OFF ROAD PARKING**.

Amberley Road is located in the desirable West Hampden Park area with local shopping facilities available in Lindfield Road and a bus stop on Willingdon Road is within a few of hundred yards.





ENTRANCE PORCH/SUN LOUNGE

14'1 x 6'4 (4.29m x 1.93m)  
Double glazed front door into sun lounge/porch, radiator, front door opening to:

HALLWAY

Radiator, understairs storage cupboard, further cupboard housing the water tank.

LOUNGE/DINER

21'3 x 13'3 (6.48m x 4.04m)  
Dual aspect with UPVC double glazed windows to the front and side elevations, radiator, television point.

KITCHEN

9'5 x 8'10 (2.87m x 2.69m)  
Fitted with a comprehensive range of matching cream fronted wall mounted and floor standing units with complimentary roll edge worktop space, inset stainless steel sink unit with mixer tap and drainer, integrated oven and four ring gas hob with extractor unit above, further integrated appliances including fridge/freezer and dishwasher, UPVC double glazed window to the rear aspect with views over the garden with a door to the side providing access to the gardens also.

BEDROOM 1

12'5 x 9'7 (3.78m x 2.92m)  
UPVC double glazed windows and door to the rear aspect, radiator, built-in wardrobes with sliding doors to the front.

BEDROOM 2/DINING ROOM

11'4 x 11'4 (3.45m x 3.45m)  
Currently used as a dining room, radiator, UPVC double glazed windows overlooking the sun lounge.

BATHROOM

Comprising of a panelled bath with mixer taps and shower attachment over, wash hand basin with vanity unit, tiling to walls, heated towel rail, UPVC double glazed window to the rear.

SEPARATE WC

Low level w.c, wash hand basin, radiator, UPVC double glazed window to the rear.

LANDING

Stairs leading from the hallway to the first floor landing with a velux window to the front aspect.

BEDROOM 3

15'0 x 12'4 (4.57m x 3.76m)  
Velux windows to the front and rear elevations, having far reaching views towards the South Downs and distant views towards the sea, radiator.

BEDROOM 4

12'7 x 9'4 (3.84m x 2.84m)  
L shaped room with eaves storage cupboard, velux windows to the front and rear, far reaching views towards the South Downs and distant views towards the sea, radiator.

SHOWER ROOM

Refitted with a white suite comprising of a shower cubicle with shower unit, wash hand basin, low level w.c, part tiling to walls, towel rail, extractor fan, UPVC double glazed window to the rear.

GARDENS

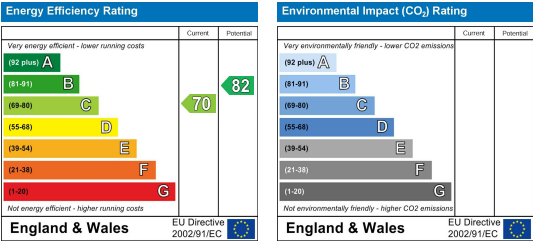
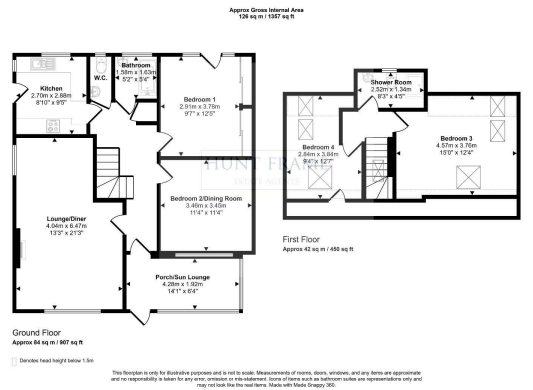
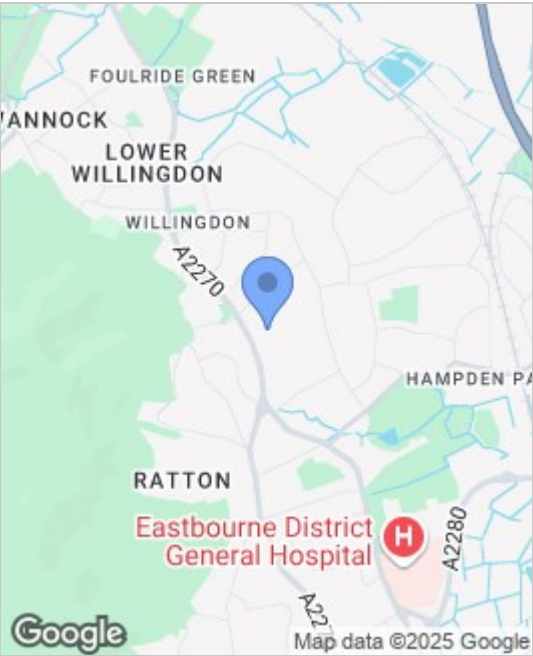
Pretty, predominantly paved gardens with an area of artificial grass with established borders and plants, timber summerhouse, gate to the side, rear access door to the garage.

GARAGE

Power and light with up and over door, wall mounted Worcestor boiler.

OFF ROAD PARKING

Driveway providing access for several vehicles to the front of the property, access to the garage and porch.



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