



HUNT FRAME  
ESTATE AGENTS

## 11 Brendon Close, Eastbourne, BN23 8AF Price Guide £405,000



GUIDE PRICE £405,000 TO £425,000

VIRTUAL TOUR - A SUBSTANTIAL DETACHED FAMILY HOME, occupying a WONDERFUL SEMI-RURAL position on the edge of the PEVENSEY LEVELS NATURE RESERVE. Nestling in a cul-de-sac on the edge of the MENDIP ESTATE, this property enjoys WELL PROPORTIONED two storey accommodation and comprises of both a SITTING ROOM and a DINING ROOM, KITCHEN and separate WC. The first floor is just as IMPRESSIVE with FOUR BEDROOMS and a FAMILY BATHROOM.

But it is externally where it comes into its own with SUPERB, UNSPOILT and PANORAMIC COUNTRYSIDE VIEWS both from the property, SUN DECK and GARDENS. The garden and sun deck enjoy a good level of privacy and are truly a lovely place to sit and contemplate the lovely aspect. Further enhancing the property are two parking spaces to the front and access to a garage.

Close to local schools for all age groups with excellent access to amenities which include a nearby shopping centre, gym, surgeries and many more facilities. Road and rail links are close by with the nearby West Ham railway station a level 15 minute walk.



## ENTRANCE PORCH

Double glazed entrance porch with matching leaded light UPVC door giving access into the same, tiled floor, wooden and glazed door to hall.

## HALLWAY

Radiator, storage cupboard, staircase to the first floor, doors off to the sitting room, kitchen, dining room and separate cloakroom.

## SITTING ROOM

19'1 x 11'10 (5.82m x 3.61m)

Spacious principal reception room with leaded light double glazed windows to the rear aspect with sliding UPVC doors, overlooking the gardens with distant countryside views, radiator, feature fireplace.

## DINING ROOM

9'0 x 8'8 (2.74m x 2.64m)

Wood effect laminate flooring, radiator, deep double glazed window to the side aspect.

## KITCHEN

11'4 max x 9'3 (3.45m max x 2.82m)

Fitted with the range of floor standing and wall mounted units with complementary worktop space, inset one and a half bowl sink unit with mixer tap, tiled splash backs, fitted oven with AEG induction hob to side with extractor fan above, integral fridge and freezer, plumbing and space for a washing machine and dishwasher, wall mounted boiler, fully tiled walls and floor, dual aspect with a double glazed UPVC window to the side aspect with a UPVC door to the rear with wonderful countryside views, giving access to the deck and the gardens.

## CLOAKROOM

Radiator, comprising of a low-level WC with concealed cistern, wash hand basin set in a vanity unit with a cupboard beneath, fully tiled walls and floor, double glazed window to the front aspect

## LANDING

Staircase rising to the first floor with a double glazed window on the half landing with distant countryside views, main landing with loft access, doors off to:

## BEDROOM 1

11'15 x 10'1 (3.35m x 3.07m)

Wood effect laminate flooring, fitted matching double wardrobes, UPVC double glazed window to the rear elevation with stunning garden and countryside views.

## BEDROOM 2

11'9 max x 10'0 (3.58m max x 3.05m)

UPVC double glazed windows to the side elevation, radiator.

## BEDROOM 3

10'7 max x 8'3 (3.23m max x 2.51m)

Double glazed window to the side elevation, radiator, again with stunning far reaching views.

## BEDROOM 4

10'0 max x 8'5 (3.05m max x 2.57m)

Double glazed window to the side aspect, radiator.

## FAMILY BATHROOM

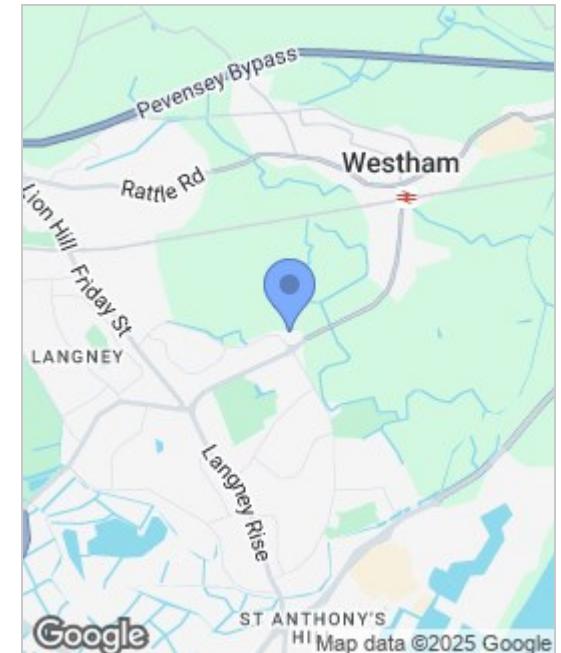
Comprising of a panelled bath with mixer tap, wash hand basin, low level WC, corner enclosed shower cubicle with shower unit, radiator, fully tiled walls and floor, shaver point, ceiling lighting, double glazed window to the front elevation.

## GARDENS

Accessed from either the kitchen or sitting room, comprising of a large, suspended, sun deck deck to the side aspect with spindles and handrail with a secure gate to the front with splendid views across the adjacent marshland and countryside. The deck leads to the rear of the property where a large paved terrace can be found with secondary gated access, this area affords an excellent level of privacy with again, fantastic countryside views. In addition there is a wooden storage shed and greenhouse, all with picket fenced boundaries.

## GARAGE & PARKING

Parking for two vehicles to the front of the property and access to garage, with an up and over door to the front, power and light.



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83	
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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