

# HUNT FRAME

ESTATE AGENTS



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## 7 The Green Walk, Eastbourne, BN22 0RB Price Guide £335,000



CHAIN FREE EXTENDED SEMI-DETACHED FAMILY HOME, with well proportioned and presented two storey accommodation in an excellent location. Benefiting from a DOUBLE RECEPTION with additional DINING AREA, BREAKFAST ROOM and KITCHEN AREA. The first floor is just as impressive with THREE BEDROOMS, a SHOWER ROOM and SEPARATE WC. Externally there are ENCLOSED GARDENS and a GARAGE behind the property.

Situated in the highly sought after Willingdon area of Eastbourne, enviably located within easy reach to an excellent choice of local stores, amenities and well regarded schools. The property is also convenient for road or public transport via bus into central Eastbourne, with its excellent variety of big name stores, retail, restaurants and entertainment, as well as its glorious Victorian seafront.



## ENTRANCE

UPVC glazed entrance door with a UPVC double glazed window to the front elevation, radiator, under stairs storage cupboard, staircase to the first floor, door to the reception room.

## DOUBLE RECEPTION

33'4 x 14'1 (10.16m x 4.29m)

UPVC double glazed window to the front aspect, two radiators, fireplace with a stone surround, mantle and hearth, recess for display shelving, arch to the dining area/snug, door to the kitchen/breakfast room.

## DINING AREA

Part of the rear extension and providing a useful dining area/snug or just additional reception space, exposed brick wall, parquet flooring, radiator, double glazed patio doors giving access to and overlooking the rear gardens.

## BREAKFAST ROOM

9'3 x 6'11 (2.82m x 2.11m)

UPVC double glazed window to the side aspect, storage cupboard concealing the wall mounted boiler and consumer unit, alarm panel, space for a breakfast table, cupboards with worktop space, four ring electric hob with extractor over, partly tiled walls, fitted eye level double oven, archway to the main kitchen area.

## KITCHEN AREA

7'3 x 7'1 (2.21m x 2.16m)

Fitted with a range of cupboards with worktop space, inset one and half bowl sink unit with mixer tap and drainer, hatch to the dining area, radiator, plumbing and space for a washing machine, UPVC double glazed window to the side aspect, UPVC glazed door giving access to the rear gardens.

## FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, loft access, airing cupboard, doors off to the three bedrooms, shower room and cloakroom.

## BEDROOM 1

11'5 x 10'5 (3.48m x 3.18m)

UPVC double glazed window to the front aspect, fitted mirror fronted wardrobes, radiator.

## BEDROOM 2

11'1 x 9'4 (3.38m x 2.84m)

UPVC double glazed window overlooking the rear gardens, radiator.

## BEDROOM 3

8'7 x 6'9 (2.62m x 2.06m)

UPVC double glazed window to the front aspect, radiator, fitted cupboard.

## SHOWER ROOM

Refitted shower room with an enclosed shower cubicle with shower unit and splashbacks, pedestal wash hand basin, radiator, cabinet, UPVC double glazed window to the rear aspect.

## SEPARATE WC

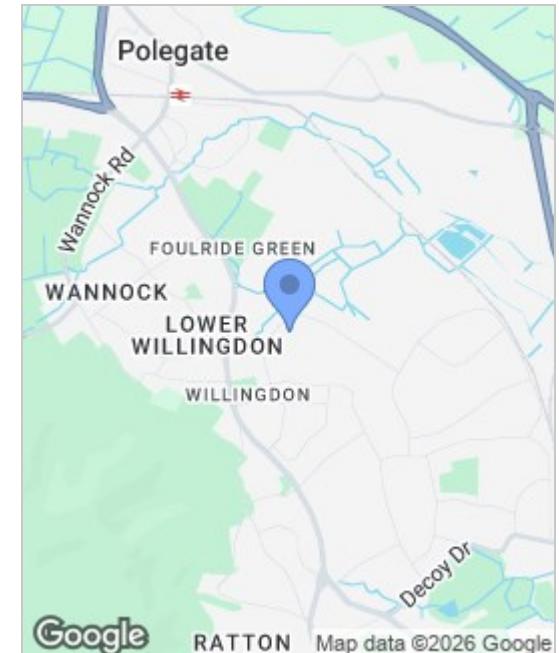
UPVC double glazed window to the rear aspect, low level Wc, radiator.

## GARDENS

The rear gardens are mainly laid to lawn with edged borders, with a paved terrace which leads to the timber summerhouse and rear boundary, gated access to the side and rear with the latter allowing access to the garage.

## GARAGE

Situated directly to the rear of the property and one of two, parking in front of the up and over door.



Ground Floor  
Approx 93 sq m / 566 sq ft

First Floor  
Approx 40 sq m / 435 sq ft

This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus)	A
(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 <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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