

16 Hunloke Avenue, Eastbourne,  
BN22 8UJ

Freehold

Guide Price  
£385,000 - £395,000



3 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Beautifully maintained rear gardens are one of the outstanding features of this lovely bay fronted home in Roselands that has three double bedrooms. Approached via an entrance porch, the spacious entrance hall provides access to the two generous reception room and fitted kitchen and the shower room has been refitted with a stylish suite and separate wc. There is an outside wc with scope to switch internally, subject to consents and parking to the front provides off street parking. Any keen gardeners will enjoy the prospects to 'grown your own', just as the existing owners have done for many years. Local schools, the recreation ground and local shops in Seaside are all within close walking distance.

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**Main Features**

- Semi Detached House
- 3 Double Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Refitted Shower Room
- Separate WC
- Outside WC
- Rear Garden Extending to 120'

**Entrance**

Double glazed door to entrance porch. Inner door to-

**Entrance Hallway**

Radiator. Carpet. Understairs cupboard.

**Sitting Room**

12'6 x 11'8 (3.81m x 3.56m )

Radiator. Carpet. Double glazed bay window to front aspect.

**Dining Room**

12'5 x 10'8 (3.78m x 3.25m )

Radiator. Carpet. Double glazed window to rear and double glazed door.

**Kitchen**

12'4 x 8'11 (3.76m x 2.72m )

Single drainer sink unit with mixer tap with surrounding work surfaces and cupboards and drawers below. Wall mounted units. Integrated oven. Extractor cookerhood. Space for dishwasher. Tiled flooring. Double glazed window. Double glazed door.

Door from Passageway to-

**Outside WC**

Low level WC. Scope to turn into internal cloakroom, subject to consents.

**Bedroom 1**

12'10 x 11'8 (3.91m x 3.56m )

Radiator. Carpet. Double glazed window to front aspect.

**Bedroom 2**

12'5 x 10'7 (3.78m x 3.23m )

Radiator. Carpet. Double glazed window to rear aspect.

**Bedroom 3**

11'3 x 8'11 (3.43m x 2.72m )

Radiator. Carpet. Double glazed window to rear aspect.

**Refitted Shower Room**

Walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Tiled flooring. Fully tiled walls. Radiator. Frosted double glazed window.

**Separate WC**

Low level WC. Frosted double glazed window.

**Outside**

The rear garden extends to approximately 120' in length with lawned, patio and mini allotment areas included.

**Parking**

A driveway to the front provides off street parking.

Council Tax Band = D

EPC = D