

HUNT FRAME

ESTATE AGENTS



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7 Salisbury Close, Eastbourne, BN22 0JY

Price Guide £300,000



GUIDE PRICE £300,000 TO £320,000

LOVELY, CHAIN FREE, SEMI-DETACHED BUNGALOW in a PRIME POSITION within this REQUESTED WILLINGDON CUL-DE-SAC. Benefiting from a BAY FRONTED SITTING ROOM, a MODERN KITCHEN & CONSERVATORY with TWO BEDROOMS and an UPDATED SHOWER ROOM. Pretty GARDENS with terrace and lawns, GARAGE & DRIVEWAY. Highly Recommended.

The property is enviably situated with a range of local amenities including shops and bus stops within walking distance. Eastbourne's town centre is easily accessible within about 3 miles and provides extensive shopping facilities at the Beacon Centre as well as mainline railway services to London Victoria, Brighton and Gatwick Airport.



ENTRANCE

Covered entrance porch with a composite entrance door with a glazed panel with leaded light detail, access into the lobby with half tiled walls, a cupboard conceals the consumer unit with storage beneath, stripped Pine flooring, wooden and glazed door into the hallway, with a radiator, loft access and a cupboard which has the hot water cylinder, stripped Pine flooring, doors off to both bedrooms, sitting room, bathroom and kitchen.

SITTING ROOM

Lovely bay fronted sitting room with double glazed windows to the front aspect, stripped Pine flooring, feature Victorian cast iron fireplace with a matching mantle, tiled hearth with coal effect gas fire, radiator, wall light points.

KITCHEN

Fitted with a range of modern floor standing and wall mounted units to include glazed display cupboards, under counter appliance spaces, plumbing and space for a slimline dishwasher and washing machine, eyelevel Bosch electric oven with a four ring electric hob to the side with an extractor unit over, part tiling to walls, inset ceramic one and a half bowl sink unit with a Swan neck mixer tap, radiator, UPVC double glazed windows to the side aspect and another window and glazed door overlooking and giving access to the conservatory.

CONSERVATORY

Vinyl flooring, radiator, of dwarf brick wall construction with UPVC double glazed windows above with a glazed roof, double opening French doors overlooking and giving access to the gardens with lovely distant views over Willingdon and beyond.

BEDROOM 1

Spacious principal bedroom with a run of triple fitted wardrobes with storage above, radiator, further space for freestanding furniture, stripped Pine flooring, UPVC double glazed windows the rear aspect with views over the garden and Willingdon beyond.

BEDROOM 2

Dual aspect with UPVC double glazed windows to the front and side elevations, radiator, stripped Pine flooring.

SHOWER ROOM

Updated shower room with a corner shower cubicle with sliding doors to the front being fully tiled with a shower unit, large Victorian style pedestal wash hand basin with a matching low-level WC, stripped Pine flooring, part tiling to walls, UPVC double glazed windows to the side aspect, upright ladder style radiator, ceiling extractor fan.

REAR GARDENS

Benefiting from a terrace to the side with an area of lawn and a large slate display bed to the rear with fenced boundaries, beds and borders with mature shrubs, a pathway leads to the front access and timber storage shed (in some disrepair) and garage.

GARAGE & DRIVEWAY

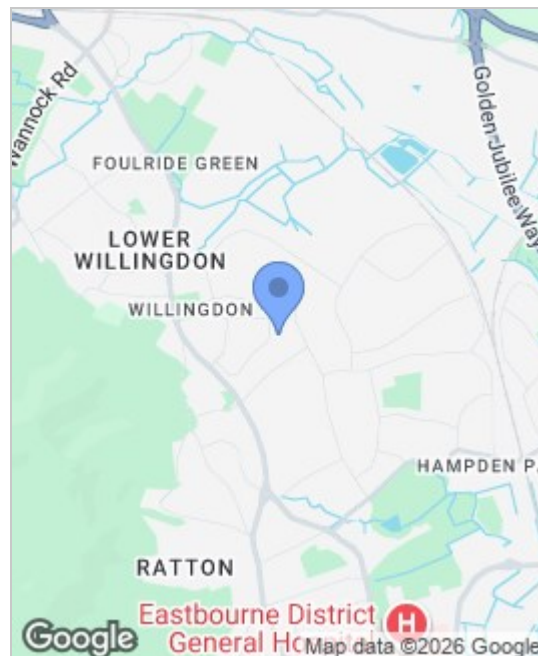
Up and over door to the front, power and light, personal door to the rear with window adjacent. Driveway parking for two or three vehicles, access to the garage.

FRONT GARDENS

With display borders and lawn, access to the main entrance, driveway and garage.

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.



This floorplan 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 MagicScribble 2023.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>84</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>63</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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