

# HUNT FRAME

ESTATE AGENTS



## 10 Ascot Close, Eastbourne, BN20 7HL Price Guide £600,000



GUIDE PRICE £600,000 TO £625,000

VIRTUAL TOUR - A rare opportunity to acquire this FOUR BEDROOMED DETACHED FAMILY HOME, ENVIABLY SITUATED WITHIN A FEW HUNDRED METRES OF MEADS SEAFRONT AND AFFORDING GLORIOUS FAR REACHING VIEWS OVER THE TOWN TOWARDS THE SOUTH DOWNS. This exclusive, PRIME residential close is near to Meads Village and High Street and gives new owners the opportunity and potential to update and/or re-configure the existing layout into what would be a stunning and exclusive property.

The South Downs National Park is accessible just to the west of the close and Eastbourne's town centre provides a wider range of amenities including the new Beacon shopping centre, theatres and mainline rail services to London Victoria and to Gatwick. There are 3 principal golf courses in the Eastbourne area and one of the largest sailing marinas on the south coast.



## PORCH

Entrance porch with composite door with an arched glazed panel with matching double glazed patterned windows to the side and front elevations, large storage cupboard with shelving and hanging space, glazed partition and wooden glazed door into the reception hall.

## RECEPTION HALL

11'3 x 10'1 (3.43m x 3.07m)

Spacious entrance hall with an under stairs storage cupboard, radiator, staircase leading to the first floor, doors to sitting room, kitchen and WC.

## SITTING ROOM

19'3 x 12'5 (5.87m x 3.78m)

Spacious principal reception room with double glazed windows to the front elevation, two radiators, central fireplace surround with mantle and hearth with a matching insert with coal effect gas fire, double opening glazed wooden doors to the dining room.

## DINING ROOM

11'2 x 10'8 (3.40m x 3.25m)

With radiator and central fireplace with fluted columns, mantle and stone hearth with matching insert, UPVC double glazed sliding patio doors giving direct access to the gardens with an aspect across the gardens, Lower Meads and towards the South Downs, door to the kitchen.

## KITCHEN

11'1 x 10'7 (3.38m x 3.23m)

Extensive range of floor standing and wall mounted units with complementary roll edge worktop space, inset one and a half bowl sink unit with mixer tap and drainer, space for a freestanding cooker, plumbing and space for a dishwasher, extractor unit, tiled splashbacks, radiator, return door to the hallway, UPVC double glazed windows to the rear aspect again with views, door to the utility room.

## UTILITY ROOM

8'7 x 6'8 (2.62m x 2.03m)

Matching range of wall mounted and floor standing cupboards, space for an upright fridge/freezer, plumbing and space for a washing machine, wall mounted Worcester boiler, inset stainless steel sink unit, further appliance space, UPVC double glazed window to the rear elevation, UPVC double glazed door giving access to the side, gardens and garage.

## WC

Comprising of a low level WC with a wall mounted wash hand basin, radiator, UPVC double glazed window to the side elevation.

## FIRST FLOOR

Staircase rising to the first floor landing, UPVC double glazed window to the side elevation, doors to bedrooms and bathroom, radiator, large airing cupboard with hot water tank.

## BEDROOM 1

12'10 x 11'1 max (3.91m x 3.38m max)

Double glazed window to the rear elevation with lovely elevated views across the gardens, Lower Meads and towards the South Downs, radiator, recessed fitted wardrobe, door to the en-suite.

## EN-SUITE

With a suite comprising of a panelled bath and low level WC, pedestal wash hand basin, fully tiled walls, light with shaver point, UPVC double glaze patterned window to the rear elevation.

## BEDROOM 2

12'4 x 10'4 (3.76m x 3.15m)

UPVC double glazed window to the front elevation, radiator, recessed wardrobe with sliding doors to the front.

## BEDROOM 3

11'3 x 10'4 (3.43m x 3.15m)

Double glazed windows to the front elevation, radiator, recessed wardrobe with sliding doors to the front.

## BEDROOM 4

9'5 x 6'9 (2.87m x 2.06m)

UPVC double glazed window to the rear elevation again with distant views, radiator.

## FAMILY BATHROOM

Coloured suite comprising of a panelled bath with shower attachment over, low-level WC, pedestal wash hand basin, fully tiled walls, radiator with towel rail, light and shaver point, UPVC double glazed patterned window to the rear aspect.

## REAR GARDENS

Two tiered gardens with initially a large paved terrace to the rear of the property with steps to the lower level with large, planted display borders with numerous shrubs, the lower lawn has a secondary seating area and retaining wall to the rear boundary. Returning to the side of the property there is a large storage shed with a further storage/seating area with gated access to the front aspect, all with lovely, elevated views across Lower Meads towards the South Downs.

## FRONT GARDENS

Off-road parking area with adjacent display borders, established shrubs and a sloping lawn.

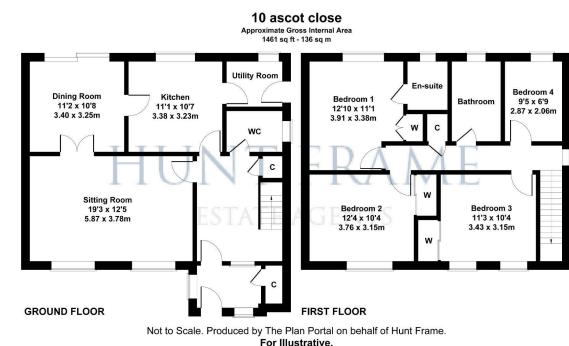
## GARAGE

19'2 x 8'2 (5.84m x 2.49m)

Electric up and over door to the front, personal door to the rear with adjacent window, power and light, gas and electric metres, water supply.



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