

HUNT FRAME

ESTATE AGENTS



4 Ventnor Close, Eastbourne, BN23 8EB

Price Guide £225,000



CASH BUYERS ONLY. NOW IN NEED OF EXTENSIVE MODERNISATION - is this LINK DETACHED TWO BEDROOM home with a SITTING ROOM and KITCHEN to the ground floor with TWO BEDROOMS and a BATHROOM to the first. Enclosed GARDENS to the rear with a GARAGE and DRIVEWAY to the front. OFFERED CHAIN FREE.

Conveniently located in North Langney, the property is close to local schools and nearby shops, which are all within walking distance. Langney shopping centre and Stone Cross Village amenities are also within a quarter of a mile with both road and rail links readily available..



ENTRANCE PORCH

Entrance porch with leaded light glazed windows either side of the UPVC entrance door, access into the lobby, wooden and glazed door into the sitting room.

SITTING ROOM

19'9 x 9'9 min (6.02m x 2.97m min)

Two radiators, dual aspect with UPVC double glaze windows to the front elevation and double opening French doors overlooking and giving access to the rear gardens, under stairs storage cupboard, further storage cupboard, archway to the kitchen.

KITCHEN

8'6 x 6'0 (2.59m x 1.83m)

With a range floor standing and wall mounted units with worktop space, inset sink unit and mixer tap, space for appliances, UPVC double glazed window to the rear elevation, eyelevel oven, space for a hob.

FIRST FLOOR

Staircase rising to the first floor, window to the side elevation, loft access, airing cupboard, doors off both bedrooms and bathroom.

BEDROOM 1

10'1 x 9'5 (3.07m x 2.87m)

UPVC double glazed window to the front elevation, range of fitted furniture and recessed wardrobes.

BEDROOM 2

10'0 x 6'2 (3.05m x 1.88m)

UPVC double glazed window to the rear elevation, radiator, wardrobe with mirrored doors.

BATHROOM

6'1 x 6'1 (1.85m x 1.85m)

Suite comprising of a bath with a shower attachment, low level WC, pedestal wash hand basin, tiling to walls, double glazed patterned window to the rear elevation.

GARDENS

Fenced enclosed boundaries, mostly laid to lawn, personal door to the garage, the front gardens are mostly paved with a small display area.

GARAGE & DRIVEWAY

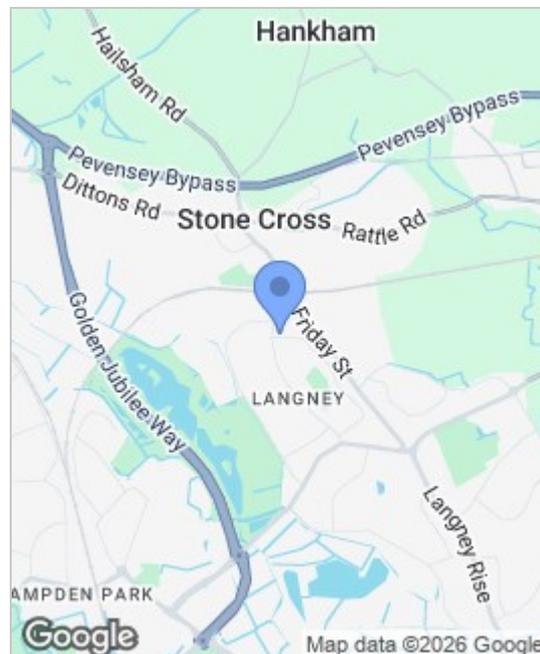
Driveway parking, access to the attached garage with up and over door.

AGENTS NOTE:

We are given to understand that the solar panels on the property are leased, the term remaining is approximately 14 years, the early termination charges are likely to be in the region of £10,000 to £12,000, we believe the lease can be reassigned but detailed information will need to be sought from the company that manages the lease.

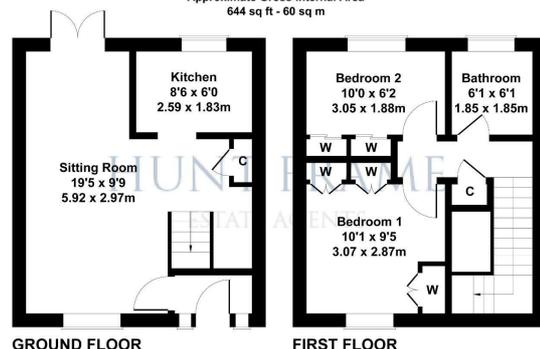
ANTI MONEY LAUNDERING REGULATIONS

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



4 Ventnor Close

Approximate Gross Internal Area
644 sq ft - 60 sq m



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(91-91) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80 82	England & Wales
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.