HUNT FRAME
ESTATE AGENTS



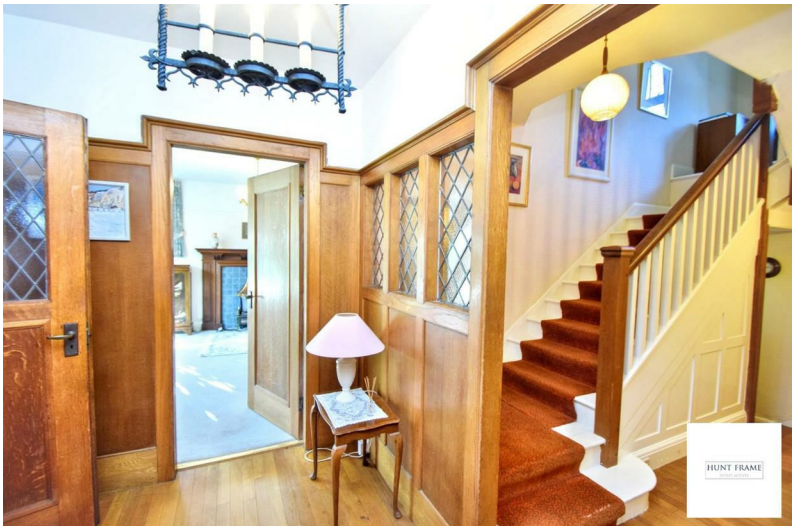
Rostellan 5 Torfield Road

Upperton, Eastbourne, BN21 2HN

£700,000

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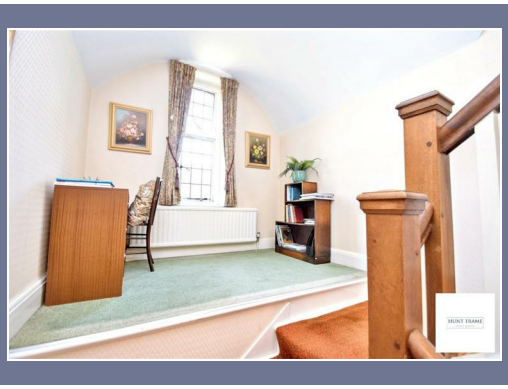


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COVERED ENTRANCE
Covered entrance with original door to.

VESTIBULE
Ceramic quarry tiled floor. Inner oak double doors with leaded light panels to-

PANELLED HALLWAY
Radiator. Understairs cupboard. Store cupboard. Wooden flooring. Door to the rear and access to loggia. Doors off to the cloakroom, both reception rooms and kitchen/breakfast room.

CLOAKROOM
Low level WC. Wall mounted wash hand basin. Radiator. Frosted window to the rear aspect .

DINING/FAMILY ROOM
14'10 x 12'11 (4.52m x 3.94m)
Fireplace with tiled surround and mantel above. Two Radiators. Dual aspect with a double glazed bay window to the front aspect and a further frosted window to the side aspect.

SITTING ROOM
19'1 x 13'3 (5.82m x 4.04m)
Ornate fireplace surround with tiled inset and mantel above. Radiator. Triple aspect with a double glazed bay window to the front aspect with matching double glazed windows to the side, flanking the fireplace with double glazed, double opening doors overlooking the logia and giving access to the terrace and gardens.

KITCHEN/BREAKFAST ROOM
16'9 x 13'2 (5.11m x 4.01m)
Range of floor standing and wall mounted units and worktop space with a double bowl sink unit with mixer tap, part tiling to walls, Integrated four ring electric hob and eye level oven and grill with an extractor unit, space for a fridge/freezer. Space and plumbing for dishwasher and washing machine, radiator, window overlooking the rear gardens. Door to-

REAR LOBBY
Wall mounted gas boiler.

GARDEN ROOM
31'2 x 7'3 (9.50m x 2.21m)
Gated to the front. Glazed door and adjacent window to the rear aspect. Access to the gardens

STAIRS TO THE FIRST FLOOR
Half Landing with a useful Study Area - Radiator. Window to the rear. Stairs From the study area lead to the first floor landing - Linen cupboard. Access to the loft, doors off to the bedrooms and bathroom/cloakroom.

BEDROOM 1
13'4 x 13'4 (4.06m x 4.06m)
Dual aspect with double glazed windows to the front and side aspects. Radiator.

BEDROOM 2
13'6 x 13'0 (4.11m x 3.96m)
Radiator. Pedestal wash hand basin. Dual aspect with double glazed windows to the front and side aspects.

BEDROOM 3
13'5 x 9'5 (4.09m x 2.87m)
Radiator. Pedestal wash hand basin. Dual aspect with double glazed windows to the rear aspect and a further frosted window to the side aspect.

BEDROOM 5
8'6 x 7'6 (2.59m x 2.29m)
Radiator. Built in wardrobe. Wall mounted wash hand basin. Double glazed window to the front aspect.

BEDROOM 4
13'5 x 6'8 (4.09m x 2.03m)
Radiator. Double glazed window to the rear aspect. Door to bedroom one.

FAMILY BATHROOM
Panelled bath with shower screen and wall mounted shower unit. Pedestal wash hand basin. Radiator. Part tiling to walls. Frosted window to the side aspect.

CLOAKROOM
Low level WC. Frosted window to the side aspect.

REAR GARDEN
A particular feature of the property are the mature lawned gardens which offer a good level of privacy and enjoy a covered logia which is adjacent to the sitting room with an expansive terrace to the side of the house, there are also established flower and shrub borders and gated side access.

FRONT GARDEN
Elevated from the road with a personal gated entrance, with established boundaries and paving, steps lead down to the driveway and garage.

DRIVEWAY
A driveway provides off street parking and access to the garage.

GARAGE
Up and over door. Water tap.

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. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.





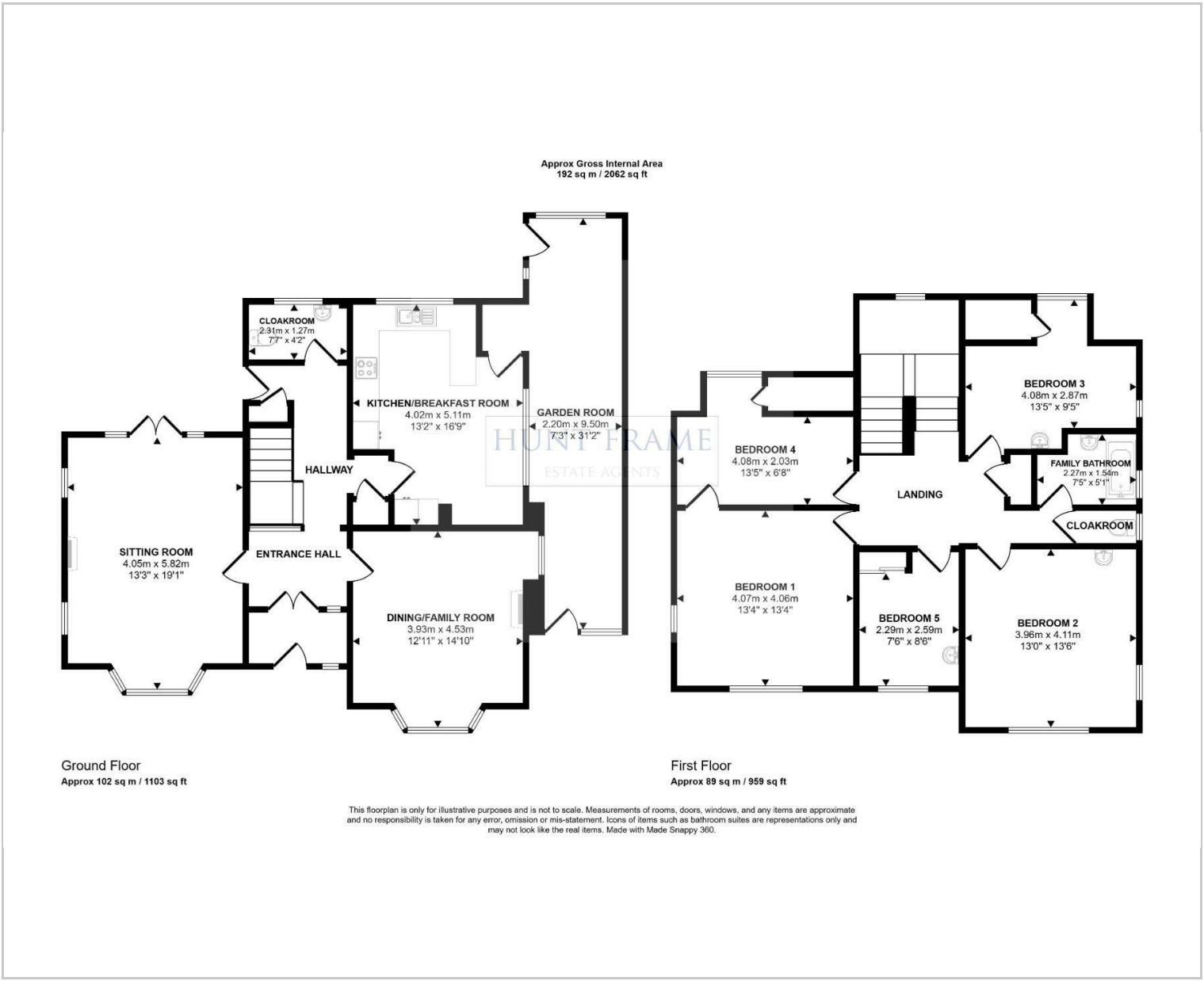






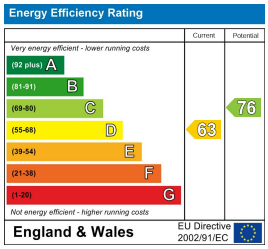


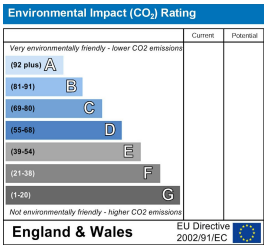




Viewing

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