HUNT FRAME

ESTATE AGENTS



23 Ringwood Road, Eastbourne, BN22 8TA

Price Guide £450,000

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GUIDE PRICE £450,000 - £475,000. A MOST IMPRESSIVE, FOUR BEDROOM semi-detached house which has been extended to the rear to provide a superb modern kitchen/dining room. This well presented property also benefits from a 14'3 x 11'10 bay fronted lounge, study, utility room, ground floor cloakroom, master bedroom with EN-SUITE and a family bathroom. Further benefits include OFF ROAD PARKING, double glazing, gas central heating and a 130' (approx). southerly aspect rear garden. Viewing is considered essential.







ENTRANCE PORCH
Via timber front door. Frosted window to side.

ENTRANCE HALL
Stairs rising to first floor landing. Wood effect laminate flooring. Under stair recess. Radiator.

GROUND FLOOR CLOAKROOM
Part tiled walls. Low level WC. Wash hand basin.

GROUND FLOOR WET ROOM
7'9" x 4'8" (2.37 x 1.44)
Frosted double glazed window to side. Part tiled walls. Mid wall mounted shower unit with flip down seat. Towel ladder. Wall mounted wash hand basin.

STUDY
11'2" x 5'6" (3.41 x 1.68)
Double glazed window to side. Picture rail. Radiator.

LOUNGE
14'3" x 11'10" (4.35 x 3.61)
Bay window to front. Exposed and polished floorboards. Feature fireplace with timber surround and metal hearth. Three wall light points.

KITCHEN/DINING
17'8" x 13'10" and 14'1" x 8'1" (5.39 x 4.22 and 4.30 x 2.47)
Double glazed sliding Patio doors overlooking and leading to rear garden, Sky light. Fitted in contemporary wall and base mounted units and drawers with inset double oven and microwave. Polished wood work surfaces with inset one and half bowl sink with single drainer unit. Tiled spashbacks. Feature Island with inset gas hob, seating area with storage drawers. Door to:

UTILITY ROOM
9'10" x 5'3" (3.01 x 1.62)
Double glazed door to side. Fitted floor to ceiling cupboards with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING
Sky light. Radiator. Access to loft.

BEDROOM ONE
11'11" x 11'1" (3.64 x 3.39)
Double glazed windows to front. Fireplace with timber surround and metal hearth. Radiator.

EN-SUITE
Suite comprising tiled shower cubicle. Low level WC. Pedestal wash hand basin. Chrome towel ladder.

BEDROOM TWO
11'7" x 10'2" (3.55 x 3.11)
Double glazed window. Picture rail. Radiator.

BEDROOM THREE
11'10" x 8'2" (3.61 x 2.49)
Double glazed window to side. Radiator. Built-in wardrobe/cupboard.

BEDROOM FOUR
9'2" x 8'9" (2.81 x 2.68)
Double glazed window. Radiator.

FAMILY BATHROOM
7'5" x 6'1" (2.28 x 1.87)
Double glazed window to side. Fitted in a modern suite comprising bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Towel ladder.

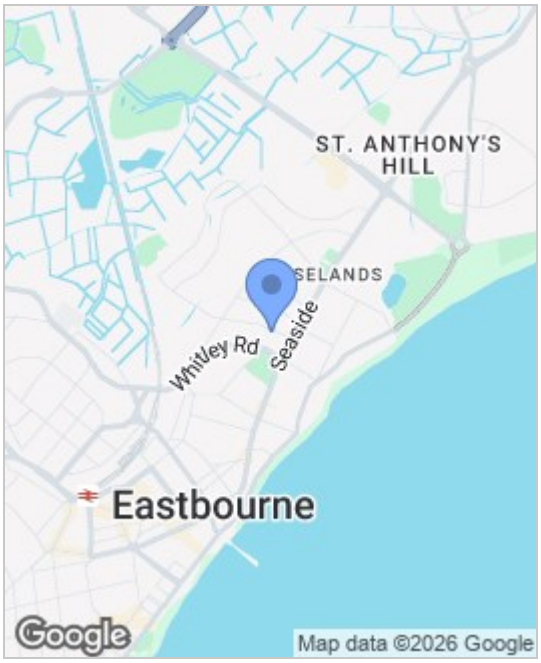
OUTSIDE

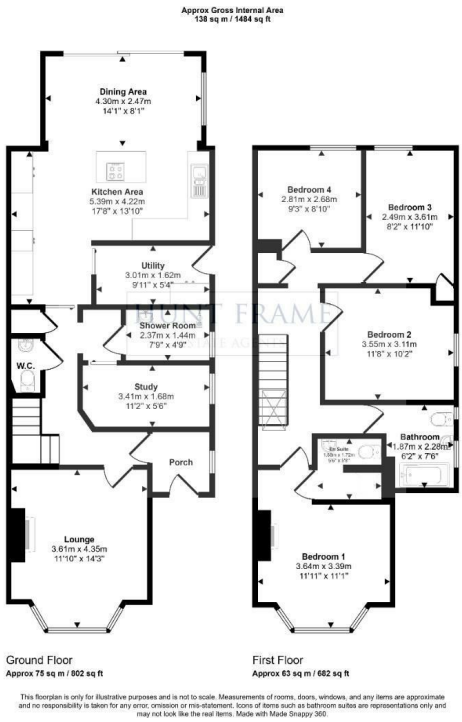
FRONT GARDEN
Laid as off road parking with mature shrubs. Electric vehicle charger.

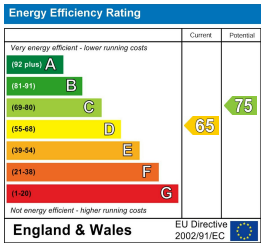
REAR GARDEN
Being of considerable size. Laid immediately as decked seating area with the remainder being laid to lawn. Gated side access. Fenced and walled surround. Outside tap. Three double sockets. Security lighting. Timber shed. Three raised flower beds constructed with railway sleepers. Vegetable plot and fruit trees.

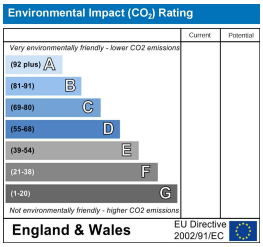
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ANTI MONEY LAUNDERING
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage 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.









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