



## 11 Rodney Close, Eastbourne, BN23 6AR

### Price Guide £300,000



GUIDE PRICE £300,000 TO £315,000

HUNT FRAME ESTATE AGENTS are proud to offer this family house in FAVOURED LANGNEY POINT. MID TERRACE FAMILY HOUSE (VIRTUAL TOUR) being EXTREMELY WELL PRESENTED by the current owners with surprisingly SPACIOUS accommodation with a MODERN KITCHEN, LIGHT LOUNGE/DINER and SEPARATE WC. The first floor is just as impressive with THREE BEDROOMS and a REFITTED SHOWER ROOM. Level and enclosed REAR GARDENS with a GARAGE EN-BLOC with plenty of communal parking, adjacent to the terrace.

The property enjoys a pleasant, level location being situated just off Mountbatten Drive and within a short walk of bus routes and the local shops in Beatty Road. The seafront is also within approximately a quarter of a mile. Eastbourne town centre has extensive shopping facilities including the recently extended Beacon Shopping Centre with a new cinema. The theatres, seafront promenade and famous Victorian pier and mainline railway station (London, Victoria approx 80 minutes) are approximately two miles away.



## ENTRANCE

Path to the entrance door.

## HALLWAY

UPVC composite entrance door into the hallway, radiator with ornamental cover, wood effect laminate flooring, staircase to the first floor, doors to the lounge/diner and kitchen.

## SITTING/DINING ROOM

Matching wood effect laminate flooring, large under stairs storage cupboard, radiator, UPVC double glazed window to the rear elevation with matching sliding double glazed doors overlooking and also giving access to deck and lawned gardens.

## MODERN KITCHEN

An extensive range of light grey, gloss fronted floor standing and wall mounted units with complementary quartz effect worktops, integral fridge and freezer, eye level Neff double ovens with a Neff four ring induction hub to the side with a contemporary extractor unit above with splashback, integral dishwasher, plumbing and space for a washing machine, Blanco sink unit with drainer and extendable mixer tap, part tiling to walls, recessed ceiling lighting, UPVC double glazed window to the front aspect, radiator, door to the separate Wc.

## SEPARATE WC

Comprising of a low-level WC, wash hand basin set in a vanity unit with cupboard, wall mounted Valliant boiler, tile effect flooring, UPVC double glazed patterned window to the front elevation.

## LANDING

Staircase rising to the first floor, loft access, doors to the bedrooms and shower room.

## BEDROOM 1

UPVC double glazed window to the front elevation, radiator, space for freestanding furniture.

## BEDROOM 2

UPVC double glazed window to the rear elevation, radiator.

## BEDROOM 3

UPVC double glazed window to the rear elevation, part panelling to the walls, radiator.

## REFITTED SHOWER ROOM

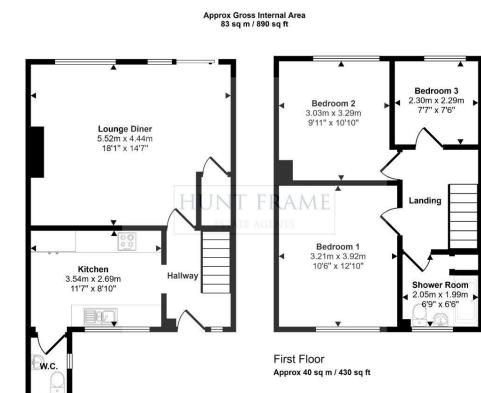
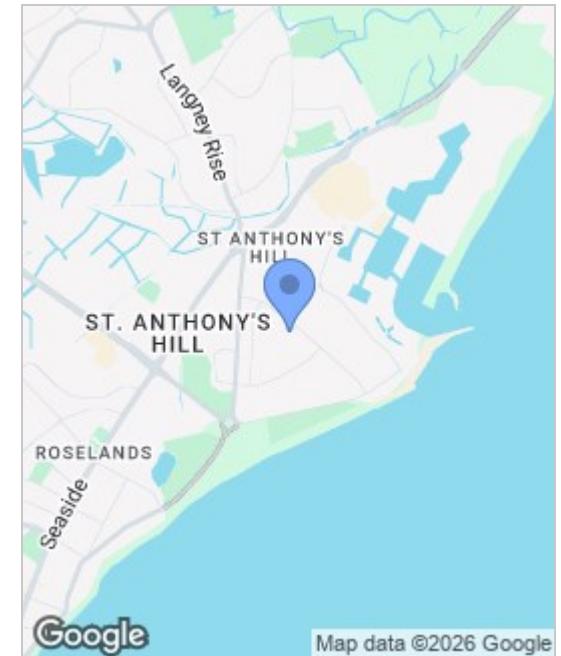
Updated shower room and comprising of a large enclosed shower cubicle with glass fixed screen being fully tiled with ceiling mounted rainfall shower unit with a secondary hand held shower attachment, two large recesses for towel storage etc, low level WC with a concealed cistern, wash hand basin set in a vanity unit with cupboards beneath with contemporary mixer tap, fully tiled walls, ladder style radiator, tiled flooring, UPVC double glazed patterned window to the front elevation.

## GARDEN

Initially laid with a decked terrace, remainder laid to a level lawn with fenced boundaries, gated rear access.

## GARAGE

Situated in an adjacent block.



Ground Floor  
Approx 43 sq m / 459 sq ft

This floorplan is 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 Made Snappy 3D.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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