

# HUNT FRAME

ESTATE AGENTS



**308 Willingdon Road, Eastbourne, BN20 9JT**

**£580,000**



Hunt Frame are delighted to offer this attractively presented **FOUR DOUBLE BEDROOMED DETACHED HOUSE**. Spacious accommodation includes a **LOUNGE, SEPARATE DINING ROOM and STUDY**, a **KITCHEN/BREAKFAST ROOM** with some integrated appliances, **GROUND FLOOR CLOAKROOM and THREE SHOWER ROOMS**, two of which are en-suite. Externally there are **BEAUTIFULLY LANDSCAPED GARDENS, DRIVEWAY PARKING** with a car port and a **GARAGE**. Located in the popular Willingdon area, with **VIEWS** of The Downs and over the town towards Hastings from the rear.



### ENTRANCE HALL

Stairs to first floor landing, double glazed window, built in storage cupboard, under stairs storage cupboard, radiator.

### LOUNGE

17'10 x 11'10 (5.44m x 3.61m)

Two double glazed windows to front, views of the South Downs, feature fireplace, two radiators.

### DINING ROOM

13'10 x 9'9 (4.22m x 2.97m)

Double glazed French doors to rear opening to rear garden, radiator.

### STUDY

9'5 x 8'10 (2.87m x 2.69m)

Double glazed window to front, radiator.

### CLOAKROOM

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, radiator. Concealed gas boiler.

### KITCHEN/BREAKFAST ROOM

12'4 x 11'3 (3.76m x 3.43m)

Two double glazed windows to rear, double glazed door to side opening to utility room, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for Range Style cooker, built in dishwasher, built in fridge/freezer, breakfast bar, part tiled walls, radiator.

### UTILITY ROOM

Double glazed door to front and rear, double glazed window to side, space for appliances, plumbing point for washing machine.

### LANDING

Access to loft space.

### BEDROOM ONE

13'10 x 12'6 (4.22m x 3.81m)

Double glazed window to rear, far reaching views over Eastbourne, built in wardrobes, radiator, door to:

### EN-SUITE SHOWER ROOM

Double glazed window to front, views of the South Downs, white suite comprising low level w.c, vanity wash hand basin with mixer tap, panelled bath with centre mixer tap and shower attachment, tiled shower cubicle, tiled walls, heated towel rail.

### BEDROOM TWO

14'4 x 14'3 (4.37m x 4.34m)

Double glazed window to front, views of the South Downs, radiator, door to:

### EN-SUITE SHOWER ROOM

White suite comprising low level w.c, pedestal wash hand basin, tiled shower enclosure, tiled walls, heated towel rail.

### BEDROOM THREE

9'8 x 8'6 (2.95m x 2.59m)

Double glazed window to rear, built in wardrobes, far reaching views over Eastbourne, radiator.

### BEDROOM FOUR

14'11 x 8'4 (4.55m x 2.54m)

Double glazed window to front, views of the South Downs, radiator.

### SHOWER ROOM

Obscure double glazed window to rear, white suite comprising low level w.c, pedestal wash hand basin, tiled shower cubicle, heated towel rail, tiled walls.

### FRONT GARDEN

Attractively landscaped with flowers, trees and shrubs.

### REAR GARDEN

Indian sandstone patio extending the full width of the plot, area of lawn, pond with water feature, summer house, flowers, trees and shrubs, further patio seating area, access to garage, gate to side.

### DRIVEWAY AND CAR PORT

Providing off road parking.

### GARAGE

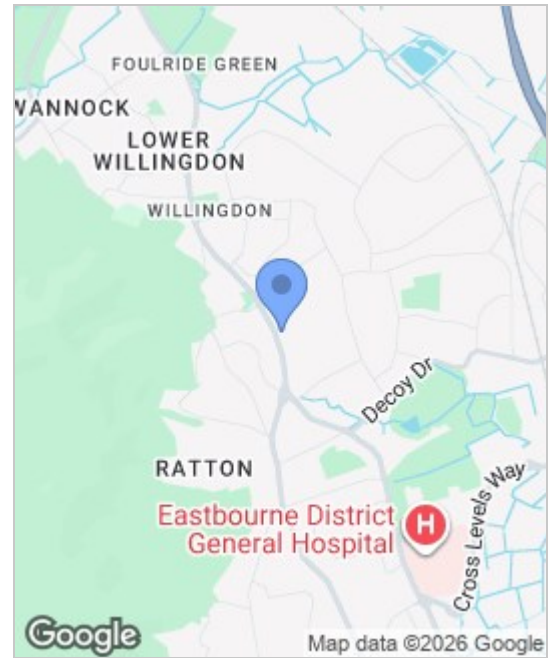
16'3 x 8'2 (4.95m x 2.49m)

With up and over door, power and light.

### COUNCIL TAX BAND F

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	53

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.