HUNT FRAME
ESTATE AGENTS



18 Friday Street, Eastbourne, BN23 8AG

£385,000

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Situated in the highly sought after North Langney area, is this BEAUTIFULLY PRESNETED DETACHED CHALET BUNGALOW which offers DECEPETIVELY SPACIOUS & VERSATILE ACCOMMODATION. Thoughtfully designed and maintained, the property benefits from a SPACIOUS LOUNGE with WOOD BURNER a GENEROUS KITCHEN/DINER - perfect for entertaining. The ground floor also benefits from a DOUBLE BEDROOM with EN-SUITE, a separate STUDY/BEDROOM 4 and CLOAKROOM. The first floor is just as impressive with TWO FURTHER DOUBLE BEDROOMS and a FAMILY BATHROOM. Externally, the home enjoys a well kept, secure LEVEL REAR GARDEN with a GARAGE & driveway.

Ideally located within easy walking distance of local shops, amenities and transport links, this is an excellent opportunity to acquire a well appointed family home, close to local schools and considered a popular and convenient position.







ENTRANCE HALL
Double glazed entrance door into the spacious hallway, engineered oak flooring, radiator. Understairs cupboard.

LOUNGE
19'9 x 10'8 (6.02m x 3.25m)
Two Radiators. Fitted fireplace with wood burner. Engineered oak flooring. Two double glazed windows to the side aspect. Double glazed patio doors leading to and overlooking the garden.

KITCHEN/BREAKFAST ROOM
21'7 x 12'6 (6.58m x 3.81m)
Excellent family space with an extensive range of floor standing and wall mounted units with surrounding worktop space, inset one and a half bowl sink unit and mixer tap, tiled splashbacks. Ceramic electric hob with extractor above. Eye level combi/microwave oven. Integrated fridge/freezer, dishwasher and washing machine. Radiator. Tiled floor to the kitchen area with engineered oak flooring to the dining area. Double glazed window to the rear aspect with views over the garden. Double glazed patio doors also leading to the garden.

STUDY (BEDROOM 4)
10'10 x 7'3 (3.30m x 2.21m)
Radiator. Double glazed bay window to the front aspect.

CLOAKROOM
Comprising of a suite with a low level WC. Wash hand basin with mixer tap. Extractor fan. Part tiling to walls. Radiator.

GROUND FLOOR BEDROOM 1
12'5 x 10'2 (3.78m x 3.10m)
Radiator. Built in wardrobe. Double glazed bay window to the front aspect. Door to the en-suite-

EN-SUITE
Suite comprising of an enclosed shower cubicle with low level WC. Wash hand basin with a mixer tap. Heated towel rail. Extractor fan, part tiling to walls, tiled flooring.

LANDING
Full width airing cupboard with shelving, doors to bedrooms 2 & 3 and bathroom.

BEDROOM 2
18'11 x 14'3 (5.77m x 4.34m)
Radiator. Fitted double wardrobe. Double glazed window to the front aspect.

BEDROOM 3
19'0 x 10'8 (5.79m x 3.25m)
Radiator. Loft access (not inspected). Double glazed window to the front aspect.

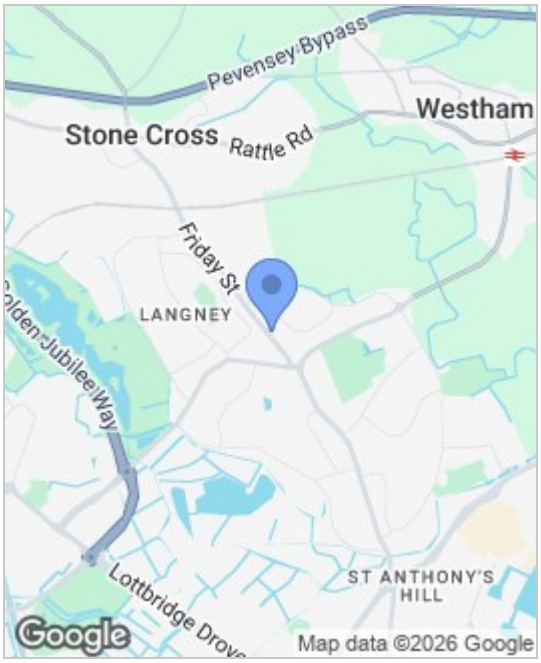
BATHROOM
Suite comprising of a panelled bath with mixer tap, shower screen and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. medicine cabinet, light with shaver point. Heated towel rail.

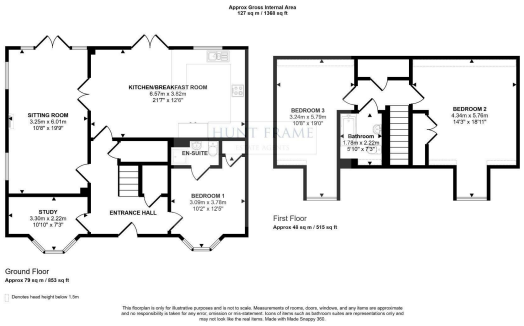
GARDENS
The level rear garden is laid principally to lawn with an area of patio adjoining the house, various shrubs, outside tap, fenced boundaries, side storage area with log store, a path leads to the garage and parking area. The front garden is low maintenance and has a gate to the side, allowing pedestrian access via number 16.

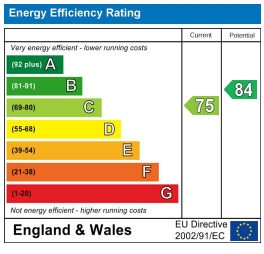
GARAGE
16'11 x 8'6 (5.16m x 2.59m)
Electric roller door. Light and power. Door to the garden.

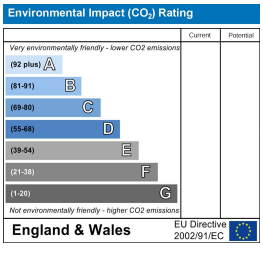
DRIVEWAY
A driveway in front of the garage provides off road parking for a single vehicle. This parking area and garage is accessed via a shared drive to the side of number 16 Friday Street.

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.









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