

HUNT FRAME

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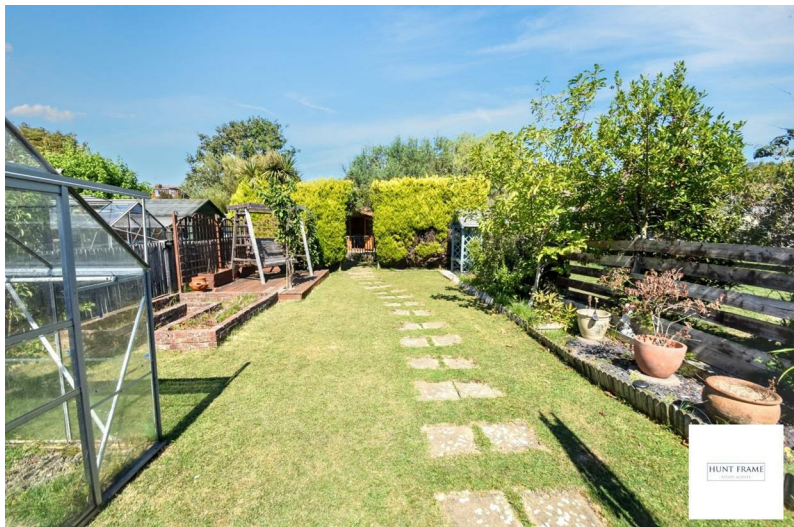
30 Hunloke Avenue

Roselands, Eastbourne, BN22 8UL

Offers Over £450,000



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Double glazed front door to:

Entrance Porch

Built in cupboard, tiled floor, double glazed door to:

Entrance Hall

Wooden flooring, radiator, stairs rising to first floor landing.

Ground Floor Cloakroom

In a white suite comprising low level wc, wash basin, radiator, tiled walls and floor, double glazed window to side.

Lounge

15'9 x 11'9 (4.80m x 3.58m)

Feature fireplace with gas fire, radiator, TV point, picture rail, cornice, double glazed bay window to front.

Dining Room

13'2 x 11'6 (4.01m x 3.51m)

Wooden flooring, radiator, picture rail, double glazed french doors leading to garden, open plan to:

Kitchen

10'3 x 8'6 (3.12m x 2.59m)

Fitted in a range of wall and base mounted cupboards and drawers. Granite worktops with inset one and a half bowl sink. Range style cooker with extractor hood above, space and plumbing for dishwasher, space for 'American' style fridge/freezer, breakfast bar, double glazed window to rear.

First Floor Landing

Double glazed window to front, shelved storage cupboard, door with stairs leading to second floor.

Bedroom One

16'6 x 12'4 (5.03m x 3.76m)

Range of fitted furniture including wardrobes and drawers, radiator, double glazed bay window to front. Wood effect laminate flooring.

Bedroom Two

11'4 x 10'6 (3.45m x 3.20m)

Wood effect laminate flooring. Radiator, double glazed window to rear.

Bedroom Three

11'1 x 8'4 (3.38m x 2.54m)

Wood effect laminate flooring. Radiator, double glazed window to rear.

Shower Room

In a modern white suite comprising shower cubicle with wall mounted shower unit, pedestal wash basin, low level wc, tiled walls and floor, heated chrome towel ladder, two double glazed windows to side.

Second Floor

Bedroom Four

11'11 x 12' (3.63m x 3.66m)

Two velux windows.

En-Suite

Suite comprising tiled shower cubicle, low level wc and wash basin.

OUTSIDE

The front off the property is arranged as a driveway providing off road parking.

A particular feature of the house is the rear garden which measure approx. 120' in length. There is a raised patio area immediately adjacent to the back of the house with steps down to a further patio area with brick built barbecue. The garden then opens into an area of lawn with flower beds and borders. There are four garden sheds and a greenhouse. At the rear of the garden is a summerhouse with built in bar, decking area and power and light.

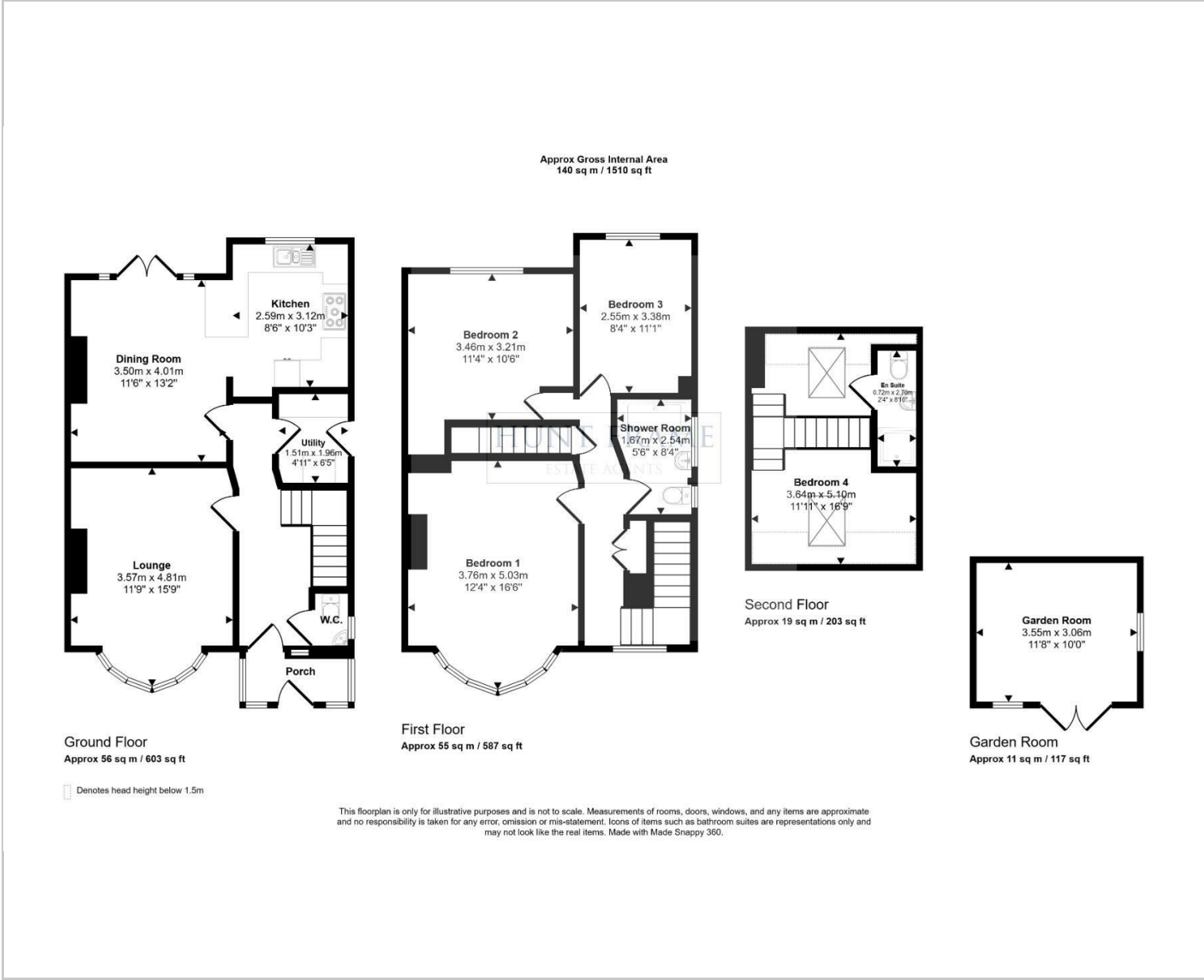
COUNCIL TAX BAND: D

Tel: 01323 737373

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

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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