

HUNT FRAME

ESTATE AGENTS



22 Gorringe Valley Road, Eastbourne, BN20 9SX

Offers Over £450,000



Chalet Style Property... Extended & Modernised... FOUR DOUBLE BEDROOMS...

The most amazing example of what can be done with a property! Located perfectly in Lower Willingdon, within walking distance of local pubs and restaurants, shops and schools, as well as having The South Downs right on your door step. Internally the property has been extended to the rear, creating an INCREDIBLE OPEN PLAN LIVING SPACE with two sky lights and double patio doors out to the garden and two bedrooms with EN-SUITES added upstairs. Two further bedrooms can be found downstairs, along with a separate utility room and bathroom. The property has been finished to a very high standard throughout. Externally to the front, you are welcomed onto a large off road driveway, giving space for multiple cars, as well as views over to The South Downs. To the rear the garden is mainly laid to lawn, with raised flower beds either side, patio and decking areas.



Double glazed front door to:

Entrance Hall

Tiled floor, radiator, stairs rising to first floor landing.

Open plan Lounge/Dining/Kitchen

Kitchen area: Fitted in a range of wall and base mounted cupboards and drawers. Wooden work surfaces with inset 1 1/2 bowl sink and single drainer unit. Range style cooker with extractor hood above. Space for dishwasher and 'American' style fridge/freezer. Island unit. Tiled floor, double glazed window to rear.

Lounge/Dining area: Tiled floor, Feature wall. Three radiators. Fitted corner seating, TV point, double glazed french doors to rear garden.

Utility Room

Range of wall and base mounted cupboards with work surfaces, space for washing machine, door to:

Bathroom

Modern white suite comprising corner bath with shower over, vanity wash basin with cupboards below, low level wc, door to cupboard housing gas fired boiler, heated chrome towel ladder.

Bedroom Three

Double glazed window to front, fitted wardrobes, fitted window seat, radiator.

Bedroom Four

Currently used as a study, fitted desk, fitted wardrobes, radiator, double glazed window to front.

First Floor Landing

Double glazed window to rear.

Bedroom One

Radiator, fitted shelving, double glazed window to front, door to:

Dressing Room

Fitted hanging rails, radiator, double glazed window to front, door to:

En-Suite shower room

In a modern white suite comprising shower cubicle, low level wc, vanity wash basin with cupboards below, heated chrome towel ladder, tiled walls, double glazed window to side.

Bedroom Two

Two built in wardrobes, radiator, double glazed window to rear.

En-Suite

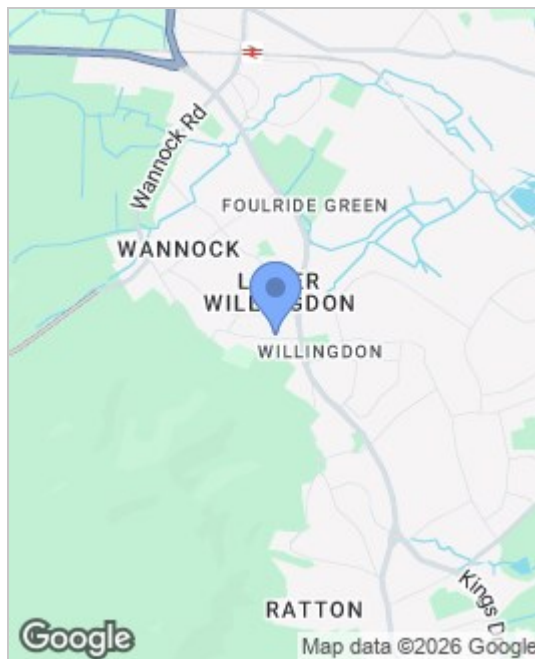
In a modern white suite comprising shower cubicle, low level wc, vanity wash basin with cupboards below, heated chrome towel ladder, tiled walls, double glazed window to side.

Front Garden-Laid as block paving providing off road parking for 3/4 vehicles.

Rear Garden- Laid to lawn with paved area and hot tub. Garden store/shed, fenced surround.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92 plus) A	
(81-91) B		(91-91) B	
(69-80) C		(89-89) 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

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.