

# HUNT FRAME

ESTATE AGENTS



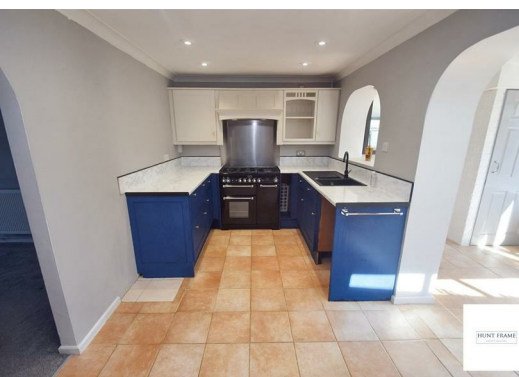
## 27 Elsted Close, Eastbourne, BN22 9EA

Offers Over £250,000



THREE STOREY, THREE DOUBLE BEDROOM MID TERRACED FAMILY HOME in EXCELLENT DECORATIVE ORDER with versatile accommodation to include a SPACIOUS SITTING ROOM, KITCHEN/DINER which is open to the CONSERVATORY, the upper floors are just as impressive with the THREE BEDROOMS, a SHOWER ROOM and a LOVELY, RECENTLY INSTALLED EN-SUITE to the master bedroom.

Hampden Park has a mainline train station with links to Eastbourne, Brighton, London and beyond. There are local shops in walking distance at Brassey Avenue plus the supermarkets Tesco, Aldi and Morrisons all within a very short drive. Hampden Park itself has a pretty lake, woodland walks, tennis courts and the David Lloyd centre.



## ENTRANCE/HALL

UPVC entrance door into the lobby. Stairs to first floor landing. Radiator.

## SITTING ROOM

14'11 x 11'10 (4.55m x 3.61m)

UPVC double glazed windows to the front aspect, radiator with ornamental cover, under stairs storage cupboard, feature fire place with gas coal effect fire, archway through to the kitchen/diner.

## KITCHEN/DINER

15'0 x 8'1 (4.57m x 2.46m)

Fitted with an extensive range of floor standing and wall mounted units with roll edge worktop space, space for a range style cooker, inset stainless steel inset sink unit with mixer tap and drainer, display shelves, stainless steel splashback, space for a freestanding fridge/freezer, tiled flooring, plumbing and space for dishwasher, seating/dining area.

## CONSERVATORY

13'5 x 7'1 (4.09m x 2.16m)

Arch through to the conservatory, matching tiled flooring, space for a breakfast/dining table, double glazed windows to the side and rear elevations with matching double opening French doors overlooking and giving access to the garden, door to the utility cupboard.

## UTILITY CUPBOARD

Plumbing and space for a washing machine and dryer, wall mounted boiler, shelving and storage.

## LANDING

Staircase rising to the first floor, doors off to bedrooms two and three and the shower room, radiator, double glazed window to the front aspect.

## BEDROOM 2

11'8 x 8'9 (3.56m x 2.67m)

UPVC double glazed windows to the rear elevation, radiator, recessed double wardrobes with a further storage cupboard to the side.

## BEDROOM 3

9'6 x 8'10 (2.90m x 2.69m)

UPVC double glazed window to the front elevation, radiator.

## SHOWER ROOM

Comprising of a large enclosed shower cubicle with an acrylic splashback and shower unit, wash hand basin set in a vanity unit with a cupboard beneath, low-level WC, upright

ladder style radiator, storage cupboard and mirror, UPVC patterned double glazed window to the rear elevation, Victoria style flooring.

## LANDING

Staircase rising to the second floor loft conversion, landing with door to the master bedroom.

## MASTER BEDROOM

17'3 x 11'2 (5.26m x 3.40m)

Spacious double bedroom with storage and space for freestanding furniture, UPVC double glazed window to the rear elevation, radiator, door to the en-suite.

## EN-SUITE

8'6 x 6'2 (2.59m x 1.88m)

Recently installed by the current owners, with a white suite comprising of a panelled bath with matching low level WC, wash hand basin set in a vanity unit with cupboards beneath, large corner shower cubicle with sliding doors to the front, fully tiled with contemporary shower system, upright ladder style radiator, shaver point, part tiling to walls, flooring.

## GARDENS

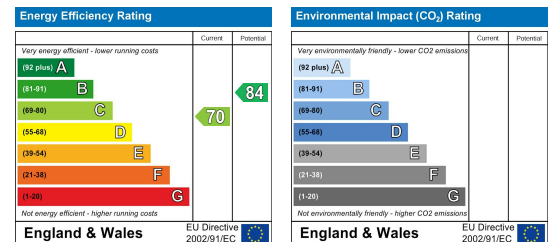
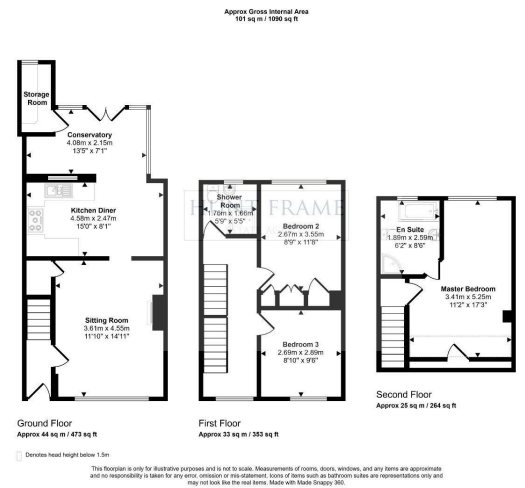
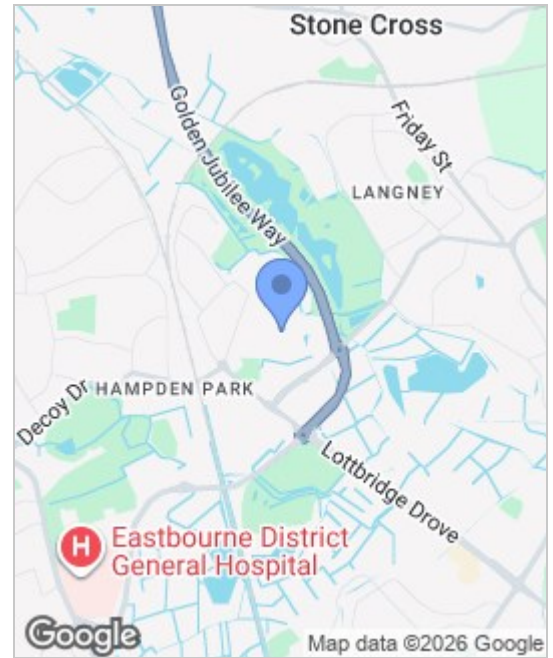
Initially having a paved terrace with the remainder laid to lawn with a large decked seating area to the rear boundary, sleeper edged display borders with a kitchen garden area, fence boundaries, gated rear access.

## PARKING

Residents parking to the side of the terrace.

## 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.



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