HUNT FRAME

ESTATE AGENTS



54 Dutchells Way, Eastbourne, BN22 0XF

Offers In Excess Of £450,000

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CHAIN FREE - HUNT FRAME ESTATE AGENTS are proud to offer with a ** VIRTUAL TOUR** A STUNNING, GREATLY IMPROVED FAMILY HOME having had significant expenditure in recent times to include a DOUBLE GARAGE CONVERSION, REFITTED KITCHEN & UPDATED BATHROOM FACILITIES. This extremely versatile family home, of some 1850 SQ FT in size, has the benefit of FOUR RECEPTION ROOMS, along with FOUR DOUBLE BEDROOMS, an EN-SUITE, FAMILY BATHROOM & SEPARATE WC. In addition there is a DETACHED OUTBUILDING in the garden and HOT TUB and OFF ROAD PARKING to the front aspect and enjoying ELEVATED VIEWS ACROSS THE REAR ASPECT. This superb property comes highly recommended by sole selling agents Hunt Frame.

This ideal family home is located in a prime area of Eastbourne, known as Lower Willingdon, positioned in a no through road and is in close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.







ENTRANCE HALL
Replacement entrance door into the L-shaped hallway, radiator, understairs storage cupboard, replacement laminate flooring, doors off to the sitting room, kitchen/breakfast room, cloakroom and garage conversion.

CLOAKROOM
Refitted cloakroom with a low level Wc and a wash hand basin set in a vanity unit, fully tiled walls, radiator, UPVC double glazed window to the front aspect.

RECEPTION 3
10'5 x 6'7 (3.18m x 2.01m)
UPVC double glazed window to the front aspect, replacement laminate flooring, door to the games/entertainment room.

ENTERTAINMENT/GAMES ROOM
16'8 max x 14'2 max (5.08m max x 4.32m max)
Replacement laminate flooring, two radiators, large double storage cupboard and further floor standing storage cupboards, UPVC double glazed window to the front aspect, UPVC door giving access to the gardens.

SITTING ROOM
16'8 x 15'1 (5.08m x 4.60m)
Spacious principal reception room with a feature media wall, wooden fireplace with surround, mantle and hearth, replacement laminate flooring, two radiators, double doors to the dining room, UPVC double glazed window and double opening doors, overlooking and giving access to the gardens.

KITCHEN/BREAKFAST ROOM
14'10 x 14'6 (4.52m x 4.42m)
Refitted with an extensive range of grey, gloss fronted wall mounted and floor standing units, ample worktop space, an inset sink unit with mixer tap and drainer, fitted double ovens (one being a microwave) gas hob with extractor unit and splashback, recess for a American style fridge/freezer, integral dishwasher, breakfast bar space, two radiators, replacement laminate flooring, two UPVC double glazed windows to the front aspect.

DINING ROOM
12'5 x 9'6 (3.78m x 2.90m)
UPVC double glazed window overlooking the rear garden, radiator, replacement laminate flooring, double doors to the sitting room.

UTILITY ROOM
6'3 x 5'7 (1.91m x 1.70m)
Wall and floor standing cupboards, plumbing and space for a washing machine and dryer, wall mounted boiler, inset sink unit and drainer, UPVC double glazed window and door overlooking and leading out to the garden.

LANDING
Staircase to the first floor, loft access, doors off to all four bedrooms and bathroom.

BEDROOM 1
13'6 x 11'9 (4.11m x 3.58m)
Fitted matching double wardrobes and dresser unit, radiator, UPVC double glazed window to the front aspect with distant views, door to the en-suite.

EN-SUITE
Refitted with a suite that comprises of a double shower cubicle with a twin headed rainfall shower system, wash hand basin set in a vanity unit with a low level Wc and concealed cistern, ladder style radiator, extractor fan, fully tiled walls and floor, UPVC double glazed window to the rear aspect.

BEDROOM 2
11'9 x 11'3 (3.58m x 3.43m)
UPVC double glazed window to the rear with far reaching countryside views, fitted double wardrobe, radiator.

BEDROOM 3
13'5 x 7'6 (4.09m x 2.29m)
UPVC double glazed window to the front aspect, fitted double wardrobe, radiator.

BEDROOM 4
8'4 x 7'11 (2.54m x 2.41m)
UPVC double glazed window to the front aspect, radiator, fitted single wardrobe.

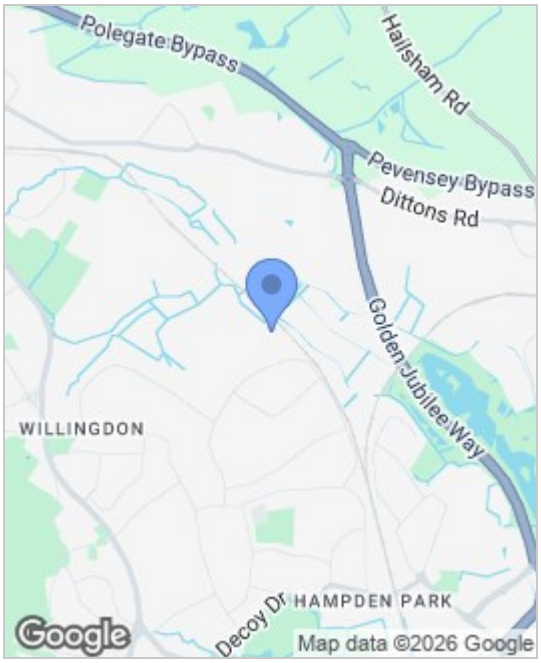
FAMILY BATHROOM
Refitted suite comprising of a panelled bath with twin headed rainfall shower system, wash hand basin set in a vanity unit with a matching unit opposite that has the low level Wc and concealed cistern and matching cupboards above, airing cupboard, ladder style radiator, UPVC double glazed window to the front aspect.

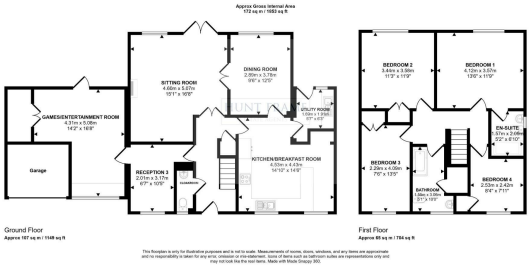
LANDSCAPED GARDEN
The gardens are surprisingly private with no properties behind with an outlook over a small allotment and countryside beyond. There are three paved patio/seating areas, a hot tub (remaining) with the remainder laid to lawn with access to a recently constructed timber lodge (measuring internally 4.6m x 2.8m), which is currently being used as a gym but could be utilised for a number of other purposes ie an office, entertainment area etc.

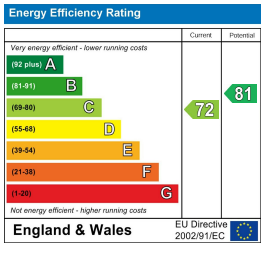
OFF ROAD PARKING
Block paved off road parking area, access to the garage/store and front garden. EV charging point.

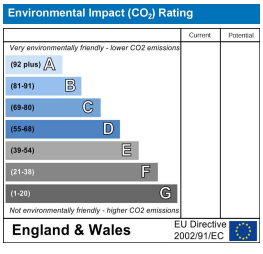
GARAGE
Shuttered roller door to the front with a storage area behind.

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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