

HUNT FRAME

ESTATE AGENTS



7 The Green Walk, Eastbourne, BN22 0RB

Price Guide £335,000



CHAIN FREE EXTENDED SEMI-DETACHED FAMILY HOME, with well proportioned and presented two storey accommodation in an excellent location. Benefiting from a DOUBLE RECEPTION with additional DINING AREA, BREAKFAST ROOM and KITCHEN AREA. The first floor is just as impressive with THREE BEDROOMS, a SHOWER ROOM and SEPARATE WC. Externally there are ENCLOSED GARDENS and a GARAGE behind the property.

Situated in the highly sought after Willingdon area of Eastbourne, enviably located within easy reach to an excellent choice of local stores, amenities and well regarded schools. The property is also convenient for road or public transport via bus into central Eastbourne, with its excellent variety of big name stores, retail, restaurants and entertainment, as well as its glorious Victorian seafront.



ENTRANCE

UPVC glazed entrance door with a UPVC double glazed window to the front elevation, radiator, under stairs storage cupboard, staircase to the first floor, door to the reception room.

DOUBLE RECEPTION

33'4 x 14'1 (10.16m x 4.29m)
UPVC double glazed window to the front aspect, two radiators, fireplace with a stone surround, mantle and hearth, recess for display shelving, arch to the dining area/snug, door to the kitchen/breakfast room.

DINING AREA

Part of the rear extension and providing a useful dining area/snug or just additional reception space, exposed brick wall, parquet flooring, radiator, double glazed patio doors giving access to and overlooking the rear gardens.

BREAKFAST ROOM

9'3. x 6'11 (2.82m. x 2.11m)
UPVC double glazed window to the side aspect, storage cupboard concealing the wall mounted boiler and consumer unit, alarm panel, space for a breakfast table, cupboards with worktop space, four ring electric hob with extractor over, partly tiled walls, fitted eye level double oven, archway to the main kitchen area.

KITCHEN AREA

7'3 x 7'1 (2.21m x 2.16m)
Fitted with a range of cupboards with worktop space, inset one and half bowl sink unit with mixer tap and drainer, hatch to the dining area, radiator, plumbing and space for a washing machine, UPVC double glazed window to the side aspect, UPVC glazed door giving access to the rear gardens.

FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, loft access, airing cupboard, doors off to the three bedrooms, shower room and cloakroom.

BEDROOM 1

11'5 x 10'5 (3.48m x 3.18m)
UPVC double glazed window to the front aspect, fitted mirror fronted wardrobes, radiator.

BEDROOM 2

11'1 x 9'4 (3.38m x 2.84m)
UPVC double glazed window overlooking the rear gardens, radiator.

BEDROOM 3

8'7 x 6'9 (2.62m x 2.06m)
UPVC double glazed window to the front aspect, radiator, fitted cupboard.

SHOWER ROOM

Refitted shower room with an enclosed shower cubicle with shower unit and splashbacks, pedestal wash hand basin, radiator, cabinet, UPVC double glazed window to the rear aspect.

SEPARATE WC

UPVC double glazed window to the rear aspect, low level Wc, radiator.

GARDENS

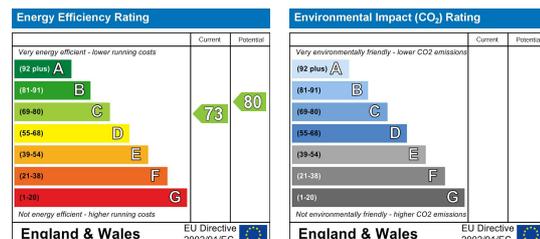
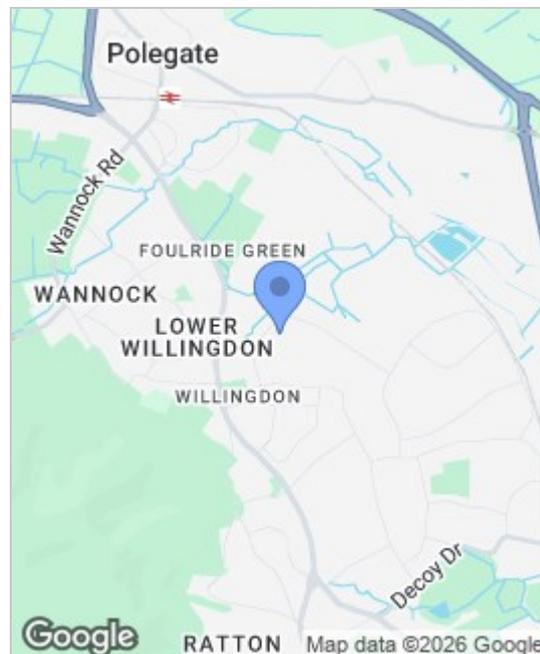
The rear gardens are mainly laid to lawn with edged borders, with a paved terrace which leads to the timber summerhouse and rear boundary, gated access to the side and rear with the latter allowing access to the garage.

GARAGE

Situated directly to the rear of the property and one of two, parking in front of the up and over door.

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.



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