

HUNT FRAME

ESTATE AGENTS



32 Queens Road, Eastbourne, BN23 6JT

Price Guide £350,000



SUPERB FAMILY HOME with EXCELLENT, IMPROVED & EXTENDED ACCOMMODATION to include a LOVELY OPEN PLAN KITCHEN BREAKFAST ROOM, FAMILY ROOM EXTENSION and a SPACIOUS LOFT CONVERSION with a DRESSING ROOM & EN-SUITE. The property enjoys THREE BEDROOMS in total with a separate SITTING ROOM with open fire, there is also a SPACIOUS FIRST FLOOR BATHROOM with SHOWER. Benefiting from a good sized GARDEN with a DECKED SEATING AREA and level lawn with OFF ROAD PARKING to the front aspect. Highly Recommended.

Tollgate school, Winston Crescent shops and the picturesque seafront are all within walking distance whilst the exciting marina development and Eastbourne town centre are easily accessible. Close to bus routes with easy road access both in and out of town with highly regarded schools nearby.



ENTRANCE & HALLWAY

UPVC glazed entrance door with a double glazed window to the side, stairs rising to the first floor, LVT flooring, radiator, doors to the cloakroom, sitting room and kitchen/breakfast room.

SITTING ROOM

13'4 x 12'1 (4.06m x 3.68m)
Beautifully presented principal reception room with a UPVC double glazed bay window to the front aspect, feature working open fire with mantle, surround and hearth, fitted shelving and cupboards in the chimney recesses, stripped and varnished wooden flooring, radiator.

CLOAKROOM

Low level Wc with a concealed cistern, part tiling to walls, corner wall mounted wash hand basin.

KITCHEN/BREAKFAST ROOM

16'8 x 13'7 (5.08m x 4.14m)
Superbly appointed, open plan kitchen/breakfast room with an extensive range of fitted floor standing and wall mounted modern units with wood block worktops, inset ceramic sink unit with mixer tap and drainer, central island with further fitted cupboards, electric double oven with a four ring downdraft induction hob above. Integrated dishwasher and washing machine, open to the breakfast/dining area being dual aspect with a UPVC double glazed window to the rear with views over the gardens, another UPVC double glazed window to the side with a door giving side access, two radiators, LVT flooring, space for an American style fridge/freezer, wired ceiling speakers updated plumbing and a replacement boiler in 2019.

FAMILY ROOM

13'4 x 8'3 (4.06m x 2.51m)
Steps down from the kitchen/breakfast room, ideal for use as overflow reception space or use as family room/study, part wood panelling to the walls, radiator, wired ceiling speakers, dual aspect with UPVC double glazed windows to the rear and side aspects with double opening UPVC french doors giving access to the terrace and gardens.

FIRST FLOOR LANDING

Landing with access to bedrooms 2 & 3 and bathroom, stairs to the loft conversion, dual aspect with UPVC double glazed windows to the side and front aspects.

BEDROOM 2

9'3 x 8'6 (2.82m x 2.59m)
UPVC double glazed window to the front aspect, fitted double cupboard, radiator.

BEDROOM 3

11'6 x 8'10 (3.51m x 2.69m)
UPVC double glazed window to the rear with views over the garden, fitted triple cupboard, radiator.

BATHROOM

Spacious bathroom being well appointed with an enclosed shower with a hinged door to the front with shower unit, panelled bath, wash hand basin set in a vanity unit with a tiled surround with feature tiling above and mirror, radiator, wood effect flooring, low level Wc with a concealed cistern with shelving above, UPVC double glazed window to the rear aspect.

SECOND FLOOR LANDING

UPVC double glazed window to the side aspect, door to the master bedroom.

MASTER BEDROOM

19'11 x 14'1 (6.07m x 4.29m)
Spacious master bedroom being dual aspect with a velux window to the front aspect and a double glazed window to the rear, some exposed brickwork, radiator, doorway to the dressing area

DRESSING ROOM

With storage and hanging space, door to the ensuite.

EN-SUITE

Fitted with a suite of an enclosed shower cubicle with shower unit, wash hand basin set in a vanity unit with a cupboard beneath, low level Wc and concealed cistern, fully tiled walls, display shelving and recess, upright ladder style radiator.

REAR GARDEN & CELLAR

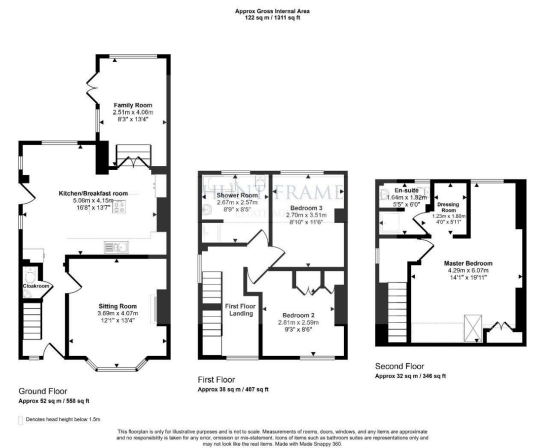
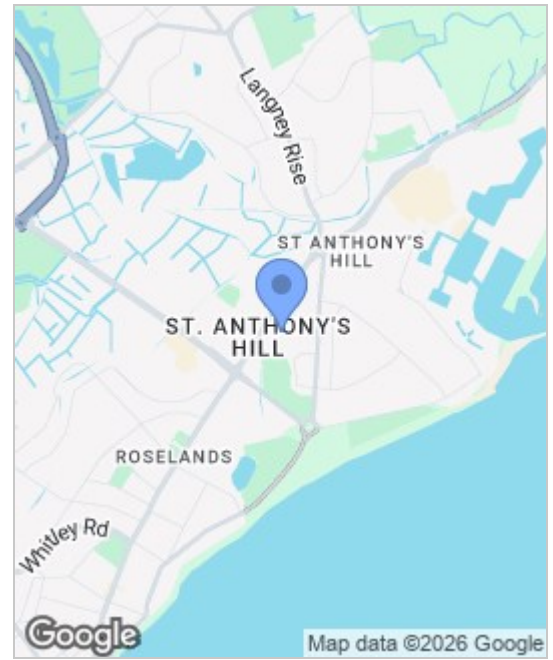
Accessed from the kitchen and family room, the West facing gardens initially enjoy a decked seating area which leads to the remainder of the lawned gardens, fenced enclosed boundaries, side access. Excellent cellar space with access from the rear garden being the full foot print of the house with power and light.

OFF ROAD PARKING

Block paved off road parking to the front aspect.

AGENTS NOTE

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(12 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	83	England & Wales	EU Directive 2002/91/EC	63

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