

HUNT FRAME

ESTATE AGENTS



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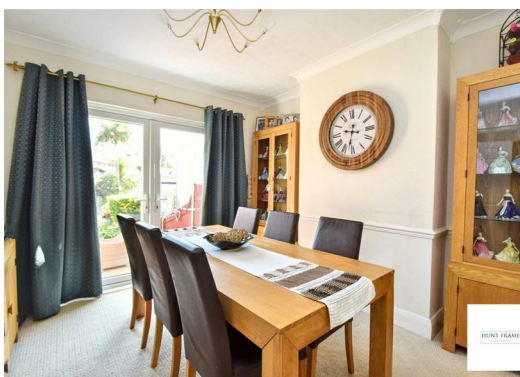
24 Hunloke Avenue, Eastbourne, BN22 8UL

£425,000



An ATTRACTIVE SEMI-DETACHED FAMILY HOUSE in this popular location with WELL PRESENTED ACCOMMODATION across two floors. Benefiting from TWO SPACIOUS RECEPTION ROOMS with a good sized KITCHEN to the ground floor. The first floor is just as impressive with THREE BEDROOMS, a SEPARATE WC and an UPDATED SHOWER ROOM. The LANDSCAPED GARDENS are a particular feature, being of an excellent size and there is OFF ROAD PARKING to the front aspect. Highly recommended by sole selling agents Hunt Frame.

With views to the downs from the front aspect, the property is superbly located in the sought after residential area known as Roselands which is served by popular schools and is within easy reach of Eastbourne town centre as well as the seafront. The town centre affords a wide range of amenities including mainline rail services to London Victoria and to Gatwick.



PORCH

UPVC double glazed entrance door with arched double glazed panels to the side, tiled floor, wooden entrance door with a glazed panel to the side, access to the entrance hall.

ENTRANCE HALL

Wood effect laminate flooring, understairs storage cupboard which houses the wall mounted boiler (fully serviced with records), doors off to the sitting room, dining room and kitchen, staircase to the first floor.

SITTING ROOM

16'0 x 11'9 (4.88m x 3.58m)
UPVC double glazed bay window to the front aspect, feature fireplace with a wooden surround, mantle and hearth with coal effect gas fire, radiator.

DINING ROOM

12'0 x 11'5 (3.66m x 3.48m)
Furniture recesses, flanking the chimney, radiator with ornamental cover, double glazed french doors opening onto and giving access to the garden.

KITCHEN

15'3 x 8'5 (4.65m x 2.57m)
Extensive range of floor standing and wall mounted cupboards with ample worktop space, inset sink unit and drainer, space for a freestanding oven, plumbing and space for a washing machine and dishwasher, further under worktop appliance spaces, radiator, UPVC double glazed window with an outlook over the garden, door giving side access with matching windows to the side.

LANDING

Large linen/storage cupboard, double glazed window on the half landing, loft access, doors to the bedrooms, shower room and Wc.

BEDROOM 1

16'6 x 11'2 (5.03m x 3.40m)
Large double glazed bay window to the front aspect, chimney recesses, radiator.

BEDROOM 2

12'0 x 11'3 (3.66m x 3.43m)
Double glazed window overlooking the rear aspect with views over the garden.

BEDROOM 3

8'7 x 8'4 (2.62m x 2.54m)
Double glazed window to the front aspect, radiator.

CLOAKROOM

Low level Wc, fully tiled walls, window to the side aspect.

SHOWER ROOM

8'6 x 5'10 (2.59m x 1.78m)
Refitted shower room with a large walk in shower cubicle with a twin headed rainfall shower system, low level Wc, wash hand basin set in a vanity unit, mirrored cabinet, further cupboard, ladder style radiator, double glazed window to the rear aspect.

REAR GARDEN

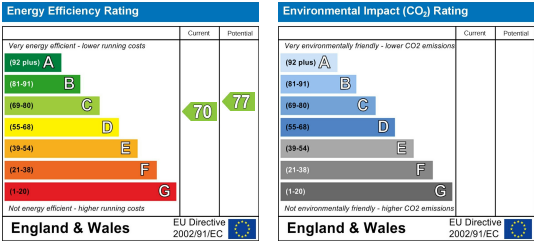
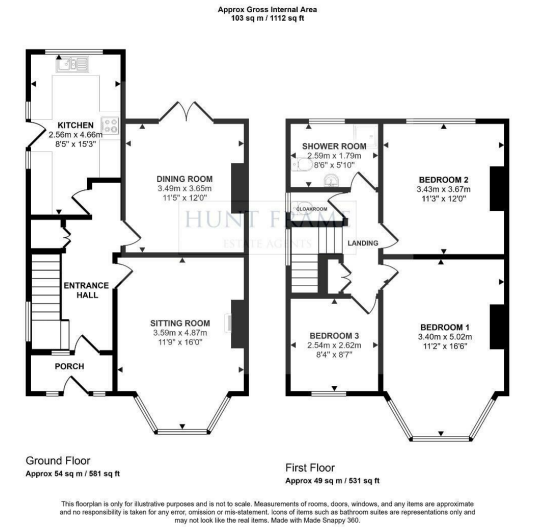
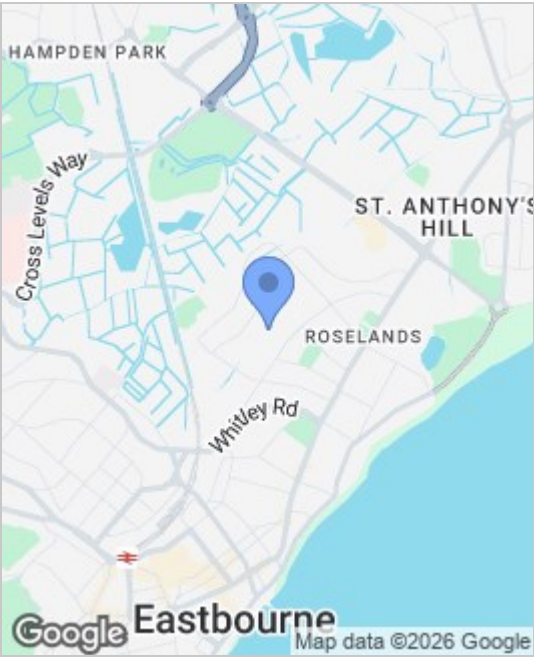
A particular feature of the property are the extensive rear gardens which have been lovingly cared for and landscaped by the current owners and provide a number of areas for seating and entertaining purposes, a pathway, flanked by lawns leads to the rear aspect, there are shaped, established borders and an archway leading to the two large timber storage sheds, one with power and light, there is also a greenhouse, all with fenced boundaries, gate to the front aspect.

OFF ROAD PARKING

Block paved off road parking.

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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