HUNT FRAME
ESTATE AGENTS



11 Netherfield Avenue, Eastbourne, BN23 7BS

£325,000

2 1 2 D

CHAIN FREE. This delightful link-detached bungalow offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, a spacious living room adjoining the double glazed conservatory, fitted kitchen and modern shower room with low profile shower enclosure.

Additionally, the property boasts a mobility access ramp, a driveway with space for three cars and a garage.

The bungalow is located just a short distance from local shops and the picturesque harbour, offering a variety of leisure and shopping options.







ENTRANCE PORCH
15'1" x 5'0" (4.60 x 1.54)

HALLWAY
Fitted storage/cloaks cupboard, radiator.

KITCHEN
9'9" x 8'6" (2.99 x 2.61)
Double glazed window and door to side. Fitted with a range of wall and base mounted units with work surfaces and tiled splash backs, fitted gas hob and electric double oven, single drainer stainless steel sink unit, plumbing points for washing machine and dish-washer.

LOUNGE
15'10" x 13'1" (4.83 x 3.99)
Double glazed bay window to front and glazed French doors to rear opening to the conservatory. marble effect fire place with fitted electric fire, television point, radiator.

CONSERVATORY
12'4" x 12'3" (3.78 x 3.75)
Of double glazed construction, with two radiators, wall lights and power point. French doors to raised decking and single door to the side.

BEDROOM ONE
11'8" x 9'7" (3.58 x 2.93)
Double glazed window to rear, radiator, fitted four door wardrobe.

BEDROOM TWO
12'2" x 8'11" (3.72 x 2.74)
Double glazed bay window to front, radiator.

SHOWER ROOM
8'5" x 6'4" (2.59 x 1.95)
Double glazed window to side. Fitted with a white suite comprising low profile shower area, low flush wc and hand basin with vanity cupboard. Tiled walls, radiator, linen cupboard housing gas boiler.

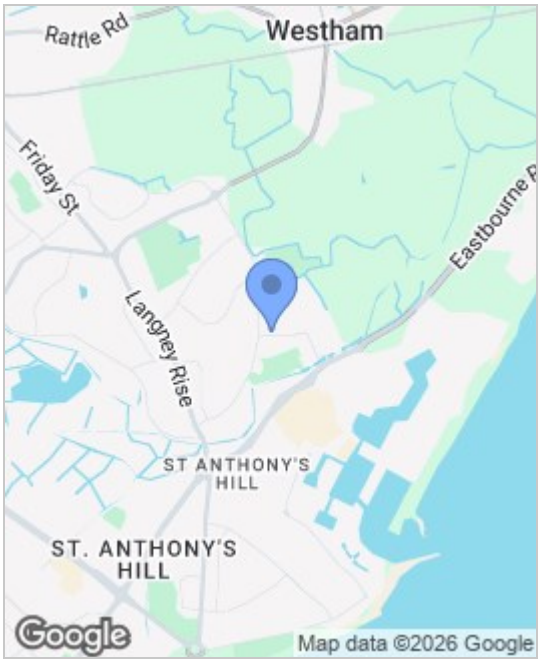
OUTSIDE
FRONT GARDEN. Area of lawn with adjacent block paved driveway providing off road parking for three cars. Mobility access ramp with shallow incline, ideal for wheel chair users and children's pushchairs/prams.

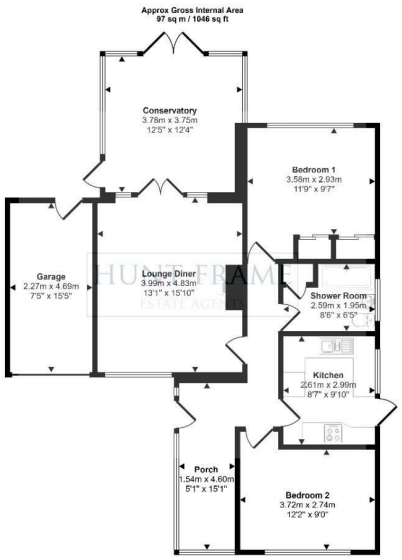
REAR GARDEN. Raised decking immediately to the rear of the conservatory, with steps down to lawn with raised flower and shrub beds. Timber shed, outside tap, gate to side.

GARAGE
15'4" x 7'5" (4.69 x 2.27)
With electric roller door, power and light. Personal door to rear garden.

Council Tax Band C

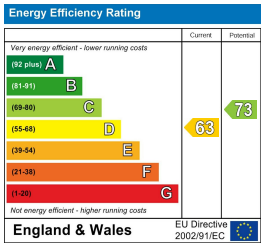
ANTI MONEY LAUNDERING
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a 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.

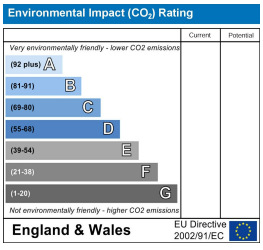




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE
Tel: 01323 737373 | Email: info@huntframe.co.uk
www.huntframe.co.uk