HUNT FRAME
ESTATE AGENTS



17 Melvill Lane, Eastbourne, BN20 9EA

Offers In Excess Of £525,000

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CHAIN FREE. RATTON A lovely DETACHED SUSSEX STYLE HOUSE with ATTRACTIVE PART TILE HUNG ELEVATIONS occupying a SUPERB ELEVATED position within this often requested road. The well appointed accommodation consists of a DOUBLE RECEPTION ROOM, a REFITTED KITCHEN and CLOAKROOM to the ground floor with THREE BEDROOMS and a FAMILY BATHROOM to the first floor, which has FAR REACHING VIEWS across Eastbourne to the front aspect. Established gardens to the rear with a DETACHED GARAGE and AMPLE OFF ROAD PARKING to the front. Scope also exists to extend, subject to consents and it is offered to the market CHAIN FREE.

Melvill Lane sits between the Ratton Estate and the old world village of Willingdon with its ancient parish church. Eastbourne's town centre is about 3 miles distant and offers a wide range of amenities including the Beacon shopping centre and mainline rail services to London Victoria and beyond.







ENTRANCE
UPVC and glazed entrance door with matching panel to the side, access into the hallway.

HALL
Parquet wooden flooring, radiator, under stairs storage cupboard, doors to the reception area, kitchen and WC.

CLOAKROOM
Refitted WC comprising of a low-level WC with a concealed cistern, wash hand basin set in a vanity unit with cupboards and drawers, tiled flooring, ladder style radiator, UPVC patterned double glazed window to the side aspect.

DOUBLE RECEPTION
23'6 x 12'7 (7.16m x 3.84m)
Double reception being triple aspect with UPVC double glazed windows to the front and side elevations with the front having over rooftop views, sliding patio doors give access to the conservatory, parquet wooden flooring, plinth with electric freestanding fire, two radiators.

CONSERVATORY
11'7 x 11'1 (3.53m x 3.38m)
Of UPVC construction with a dwarf brick wall, glazed pitched roof, radiator, tiled flooring, double glazed windows with lovely views over the gardens with double opening French doors giving access to the same.

KITCHEN
12'9 x 10'8 (3.89m x 3.25m)
Lovely farmhouse style shaker kitchen with white units with wood block worktops, integral fridge/freezer, deep pan drawers and cupboards, corner carousel, integral dishwasher, eyelevel double oven with a four ring electric hob to the side with a canopied stainless steel extractor, Victorian style tiled splashbacks, matching wooden upstands, plumbing and space for a washing machine, ceramic sink unit with a swan neck mixer tap, radiator, recessed ceiling lighting, UPVC double glazed window to the rear aspect overlooking the gardens with a glazed door giving access to the side aspect.

FIRST FLOOR
First floor landing, double glazed window to the front elevation with distant over rooftop views across Eastbourne and the coast beyond, loft access, doors to the three bedrooms and bathroom, large airing cupboard.

BEDROOM 1
13'0 x 11'3 (3.96m x 3.43m)
Dual aspect with UPVC double glazed windows to the front and side elevations with the former having glorious distant over rooftop views, radiator.

BEDROOM 2
11'1 x 10'11 (3.38m x 3.33m)
UPVC double glazed window to the rear elevation with views over the gardens, radiator, fitted double wardrobe with storage above, adjacent matching single wardrobe with again storage above.

BEDROOM 3
9'7 x 7'6 (2.92m x 2.29m)
UPVC double glazed window to the rear elevation, radiator, fitted louvre fronted storage cupboard with additional cupboard above.

FAMILY BATHROOM
Comprising of a panelled bath with a Triton shower unit and shower screen, low-level WC, pedestal wash hand basin, fully tiled walls, laminate wood effect flooring, ladder style radiator, shaver point, UPVC double glazed patterned window to the side aspect.

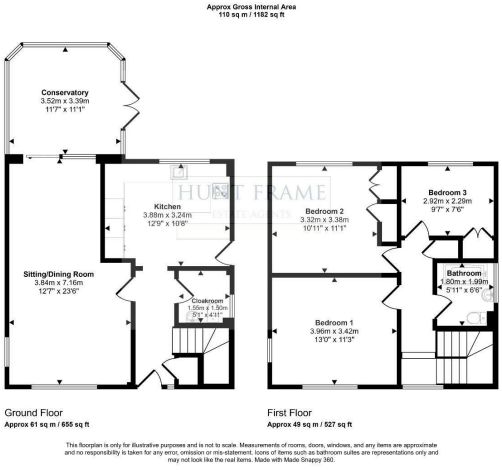
OUTSIDE - REAR GARDENS
WESTERLY ASPECT. Gently sloping gardens to the rear boundary with mature and established borders which ensure excellent privacy, central lawn, a paved patio which is adjacent to the conservatory, access to a timber storage shed, gated access to the front.

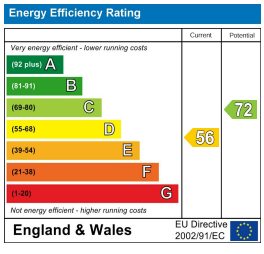
GARAGE
Up and over door to the front, power and light.

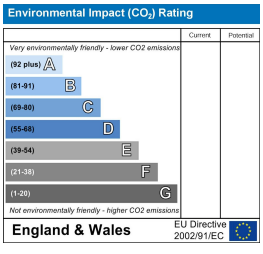
DRIVEWAY & FRONT GARDENS
Large area of lawn with display borders, paved off road parking for two or three vehicles access to the detached garage.

ANTI MONEY LAUNDERING REGULATIONS
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