HUNT FRAME

ESTATE AGENTS



31 St. Kitts Drive, Eastbourne, BN23 5TL

£385,000

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A SUBSTANTIAL FOUR/FIVE BEDROOM FOUR STOREY TOWN HOUSE with the benefit of an INTEGRAL GARAGE and LANDSCAPED REAR GARDEN which backs directly onto THE LOVELY CANAL WATER FEATURE and COMMUNAL GARDENS beyond. VERSATILE ACCOMMODATION with FURTHER POTENTIAL. GARAGE and TWO OFF ROAD PARKING SPACES.

The property is situated a short distance from the beach within the South Harbour, backing directly onto the Sovereign Harbour canal feature. The facilities of the harbour are close at hand whist Eastbourne town centre can be found approximately three and a half miles distant with its shopping centres, theatre complex and mainline railway station.







ENTRANCE
UPVC composite entrance door with glazed panel into hallway.

HALLWAY
Spacious hallway with a large double storage cupboard, radiator, wood effect laminate flooring, personal door to the garage, additional storage cupboard, door to shower room, further door to bedroom 5/family room.

SHOWER ROOM
Comprising of an enclosed shower cubicle with a folding door to the front with shower unit being fully tiled, low-level WC, wall mounted wash hand basin with mixer tap, part tiling to walls, ladder style radiator, tiled floor, extractor fan, recessed ceiling lighting.

FAMILY ROOM/BEDROOM 5
14'10 x 8'5 (4.52m x 2.57m)
UPVC double glazed window overlooking the rear gardens with matching, double opening French doors again overlooking and giving access to the rear gardens, wood effect laminate flooring.

FIRST FLOOR
Staircase rising to the first floor landing area,open to the sitting room, doors to the Wc and kitchen/breakfast room.

SITTING ROOM
16'10 x 14'11 (5.13m x 4.55m)
Principal reception room, two radiators, UPVC double glazed window to the rear aspect with views over the gardens and water feature, UPVC double glazed, double opening patio doors onto a Juliette balcony again views over the water feature and gardens.

KITCHEN/BREAKFAST ROOM
14'10 x 9'1 (4.52m x 2.77m)
With a range of floor standing and wall mounted units with complementary worktop space plumbing and space for a dishwasher, inset double oven with five ring Neff gas hob over with AEG extractor unit and stainless steel splashback, space for an upright fridge/freezer, inset one and a half bowl sink it with mixer tap and drainer, tiled splashbacks, recessed ceiling lighting, wall mounted boiler, UPVC double glazed window overlooking the front aspect, tiled floor, double opening, glazed French doors leading onto the Juliette balcony with views over the front aspect.

SEPARATE WC
Low level WC, wall mounted wash hand basin, part tiling to walls, tiled floor, radiator.

SECOND FLOOR
Staircase rising to the second floor landing with radiator, double storage cupboard concealing the mega flow hot water system, doors off to two bedrooms and family bathroom.

BEDROOM 2
15'0 x 11'3 (4.57m x 3.43m)
UPVC double glazed windows to the rear aspect with distant sea and water feature views, large recessed double storage cupboard which also has a plumbed in wash hand basin and shelving, wood effect laminate flooring, radiator.

BEDROOM 3
14'11 x 9'9 (4.55m x 2.97m)
Aspect to the front, matching UPVC double glazed windows, radiator.

FAMILY BATHROOM
Featuring a panelled bath with shower attachment over, low-level WC, wash hand basin set in a vanity unit with cupboards beneath, extractor fan, tiled splashback, tiled flooring, ladder style upright radiator.

THIRD FLOOR
Staircase to the top floor with doors to the master bedroom and bedroom four.

MASTER BEDROOM
11'4 x 10'6 (3.45m x 3.20m)
Large recess for freestanding furniture, radiator, loft access, arch to the dressing area and en-suite, UPVC double glazed windows to the rear elevation with matching double opening French doors overlooking and giving access to the balcony.

EN-SUITE
Featuring a panelled bath with shower attachment, low-level WC, wash hand basin set in a vanity unit with cupboards beneath, tiled flooring, ladder style radiator, part tiling to walls, ceiling lighting, extractor fan.

BALCONY
Good sized balcony with a seating area with handrail, distant views over the adjacent water feature and coast.

BEDROOM 4
9'2 x 8'8 (2.79m x 2.64m)
UPVC double glazed window to the front elevation with distant South Downs views, radiator.

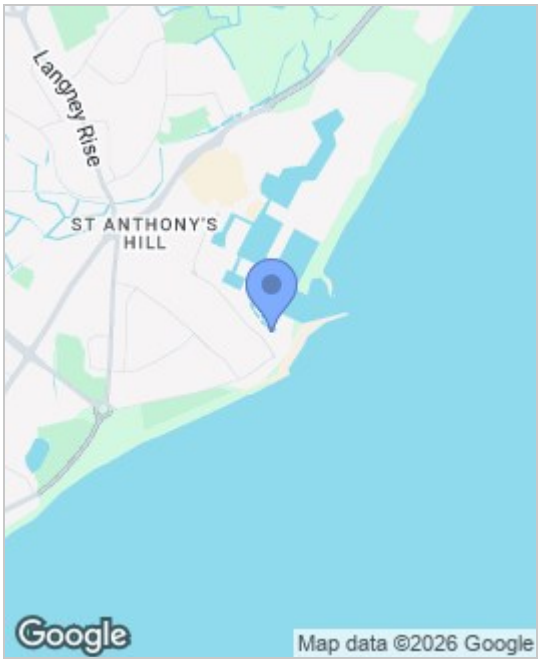
REAR GARDENS
Initially a timber decked seating area with steps down to the remainder of the gardens, predominantly laid to gravel with a path that leads to the rear boundary with a gate that leads to the adjacent water feature, timber storage shed, outside tap and lighting.

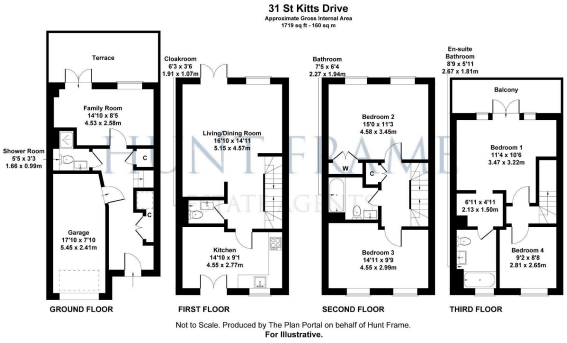
FRONT GARDEN
Off-road parking for a single vehicle access to the integral garage, established planted borders.

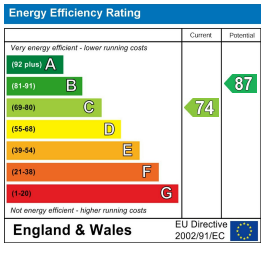
PARKING & GARAGE
17'10 x 7'10 (5.44m x 2.39m)
Up over door to the front, power and light, personal door to the hallway. Off road parking for two vehicles.

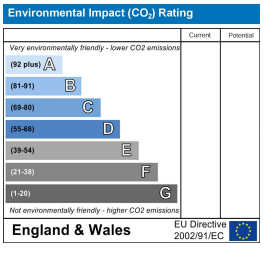
OUTGOINGS
HARBOUR CHARGE: APPROXIMATELY £340 PER ANNUM
WATER FEATURE CHARGE: £334.53 PER ANNUM APPROX
MAINTENANCE CHARGE: £141.92 PER ANNUM APPROX

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.









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