

HUNT FRAME

ESTATE AGENTS



HUNT FRAME
ESTATE AGENTS

20 Bembridge Road, Eastbourne, BN23 8DX

£250,000



Situated in the corner of this cul-de-sac, in popular North Langney is this lovely TWO BEDROOM home with accommodation that consists of a MODERN REFITTED KITCHEN, a SPACIOUS RECEPTION ROOM and CONSERVATORY. There is also an UPDATED FAMILY BATHROOM to the first floor. The current owners have LANDSCAPED the rear garden beautifully and there is the added benefit of a CAR PORT and OFF ROAD PARKING to the front aspect. Highly recommended.

On a no through road and in close proximity to Langney shopping centre and bus routes. Local schools, in all age groups are readily available with road links, both in and out of Eastbourne nearby.



ENTRANCE HALL

Via UPVC double glazed front door. Door to understairs storage cupboard. Wall mounted thermostat. Radiator with cover. Oak flooring, doors to the kitchen and reception room. Staircase to the first floor.

LIVING ROOM

Oak flooring, radiator, UPVC double glazed window and double glazed door, overlooking and giving access to the conservatory.

CONSERVATORY

Of UPVC construction with UPVC double glazed windows on three sides, all with an aspect over the landscaped gardens, double opening doors allowing access to the gardens.

KITCHEN

Refitted kitchen with a range of floor standing and wall mounted units with complimentary wood block worktops, inset sink unit with mixer tap and drainer, plumbing and space for a washing machine, space for a free standing cooker, space for a slimline dishwasher, Victorian style tiled splashbacks, wall mounted boiler, radiator, tiled effect flooring, UPVC double glazed window to the front aspect, hatch to the lounge.

FIRST FLOOR LANDING

Loft access, doors off to both bedrooms and family bathroom.

BEDROOM ONE

UPVC double glazed window to the rear aspect, fitted double wardrobes, radiator.

BEDROOM TWO

UPVC double glazed window to the front aspect with distant views, radiator, fitted wardrobes and further storage cupboard above the stairwell.

BATHROOM

Updated bathroom suite with a panelled bath with screen and fitted electric shower, low level Wc and pedestal wash hand basin, Victorian style tiled walls with contrasting colouring, ladder style refitted radiator, mirror fronted cabinet, UPVC double glazed window to the side aspect.

REAR GARDEN

Superbly landscaped in recent times by

the current owners with a range of sleeper edged borders with a paved seating area, gravelled paths and fenced boundaries, display borders, all having a tree lined outlook. The gardens return to the side of the property with excellent storage facilities and a timber decked seating area. Gate to the front aspect.

FRONT GARDEN

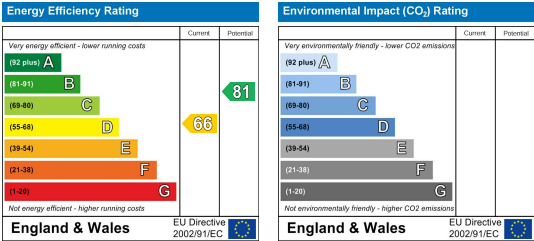
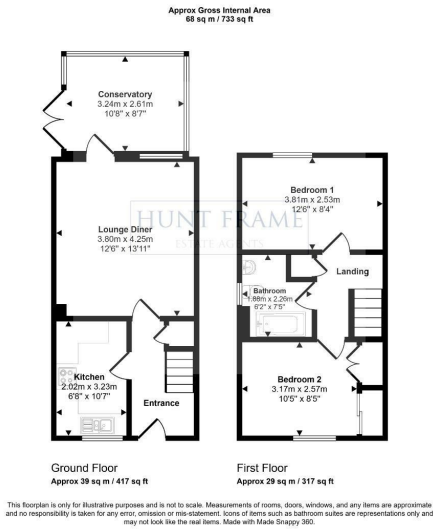
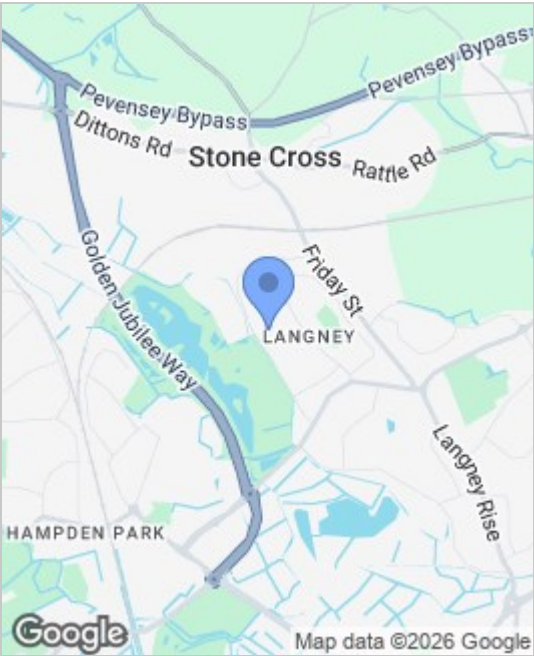
Lawn and path to the entrance.

CAR PORT

There is an adjacent car port to the house which provides for a single, covered parking space for number 20, there is also enough space for a freestanding storage unit, if so desired.

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.



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.