

HUNT FRAME

ESTATE AGENTS



22 Galveston Close, Eastbourne, BN23 5RH

£425,000



A DETACHED, FAMILY HOME in the ever popular Sovereign Harbour area of Eastbourne with comfortable FOUR BEDROOM accommodation across two floors. The property benefits from TWO RECEPTION ROOMS, a CONSERVAORY, UTILITY ROOM, KITCHEN/BREAKFAST ROOM and WC to the ground floor with the four bedrooms and FAMILY BATHROOM to the first floor. In addition there are enclosed, level GARDENS, an INTEGRAL GARAGE and OFF ROAD PARKING.

This property is situated in a desirable residential cul-de-sac, situated on Sovereign Harbour South. Family days out at the beach are just up the road, and The Waterfront offers a range of restaurants, shops and gym. A choice of good schools are within easy reach. Eastbourne Town Centre is approximately two miles away.



ENTRANCE PORCH

Via double glazed door. Security light. Tiled flooring.

ENTRANCE HALL

Tiled flooring. Personal door to garage. Radiator. Stairs rising to first floor landing. Radiator.

CLOAKROOM

Low level WC, Wash hand basin with tiled splashback. Radiator.

LOUNGE

14'8x 13'10 (4.47mx 4.22m)
Double glazed windows and patio doors over looking and leading to rear garden. Feature gas fire with surround. Radiator.

CONSERVATORY

Glazed construction, accessed via the sitting room, sliding door to the garden with views over the same, tiled floor with under floor heating.

DINING ROOM

12'2 x 8'7 (3.71m x 2.62m)
Double glazed window to front. Radiator.

KITCHEN

10'7 x 8'9 (3.23m x 2.67m)
Double glazed window to rear. Fitted in a range of wall and base mounted units and drawers with complimentary work surface over. Inset four ring gas hob with extractor over and oven beneath. Space and plumbing for dishwasher, space for upright fridge freezer. Part tiled walls.

UTILITY ROOM

8'6 x 5'5 (2.59m x 1.65m)
Fitted in a range of base units with sink and drainer. Space and plumbing for washing machine. Tiled splashback. Double glazed window and door to side.

LANDING

Access to loft space. Door to airing cupboard. Radiator.

BEDROOM ONE

11'11 x 10'10 (3.63m x 3.30m)
Three double glazed windows to front. Built-in double wardrobe. Door to:

EN-SUITE

Double glazed window to side. Comprising shower cubicle. Low level w.c. Vanity wash hand basin. Part tiled walls. Extractor fan. Radiator.

BEDROOM TWO

11'11 x 8'6 (3.63m x 2.59m)
Double glazed window to front. Radiator. Built-in wardrobe.

BEDROOM THREE

9'9 x 9'2 (2.97m x 2.79m)
Double glazed window to rear. Built-in wardrobe. Radiator.

BEDROOM FOUR

9'6 x 7'9 (2.90m x 2.36m)
Double glazed window to rear. Built-in wardrobe. Radiator.

FAMILY BATHROOM

Frosted double glazed window to rear. Comprising disabled access shower bath with shower over. Low level wc. Wash hand basin. Extractor fan. Heated towel rail.

REAR GARDEN

Pared patio area. Shed. Gated side access. Remainder laid to lawn.

FRONT GARDEN

Laid as block paved driveway. Further area of lawn.

INTEGRAL GARAGE

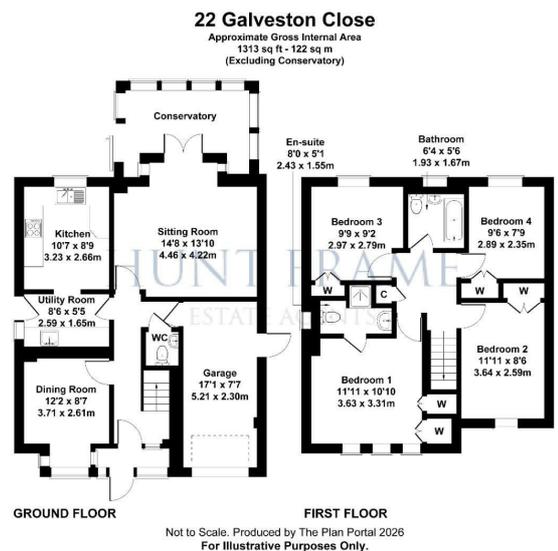
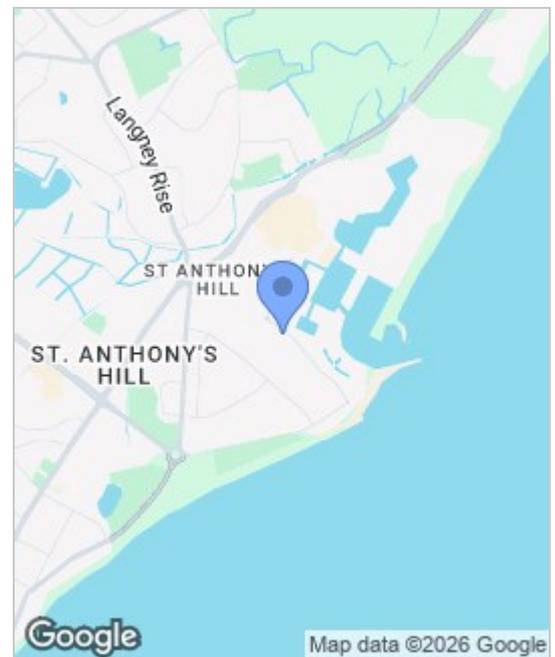
17'1 x 7'7 (5.21m x 2.31m)
Power and light. Electric roller door.

AGENTS NOTE:

The property has solar panels which have paid for in full by the current owner and supply electricity for the property and back into the national grid via a FIT (feed in tariff) payment.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92-99] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
[92 plus] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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