



HUNT FRAME
ESTATE AGENTS

20 Piltdown Way, Eastbourne, BN23 8LB

£435,000



In a tucked away and enviable position, at the end of a cul-de-sac and adjoining open countryside. Having **VERSATILE** and **WELL PRESENTED** ACCOMMODATION across two floors with **FOUR BEDROOMS**, a **SITTING ROOM & OFFICE** and a **REFITTED** and **ENLARGED KITCHEN/BREAKFAST ROOM**. The **EN-SUITE** and **BATHROOM** facilities have also been updated and there are the added benefits of a recently constructed, fully insulated **CONSERVATORY**, a **DETACHED DOUBLE GARAGE** and **EXTENSIVE OFF ROAD PARKING**. Highly recommended by sole agents Hunt Frame.

Stone Cross Village, nearby schools and Langney shopping centre are all within the surrounding area. Eastbourne town centre is approximately three miles distant. Road and rail links are readily available.



ENTRANCE HALL

Entrance door with glazed panels, access into the hall, window to the side aspect, under stairs recess, doors off to the sitting room, study, kitchen/breakfast room and cloakroom.

GROUND FLOOR CLOAKROOM

Double glazed window to the front. Re-fitted in a modern suite comprising of a low level WC. Wash hand basin with cupboard below. Part tiled walls. Ladder style radiator.

LIVING ROOM

16'5 x 12 (5.00m x 3.66m)
Double glazed window to the rear, overlooking the lovely garden. Double glazed doors leading to the Conservatory. Two radiators. Feature fire place.

CONSERVATORY

9 x 7'10 (2.74m x 2.39m)
Newly rebuilt, approximately a year ago with double glazed windows and doors overlooking and leading to the rear garden. Power supply, fully insulated roof and floor, ceiling with recessed spot lights.

KITCHEN/BREAKFAST ROOM

23'7 xx 9'5 (7.19m xx 2.87m)
Reconfigured and now combined into a lovely family/kitchen area being dual aspect with double glazed windows to the front and rear with a door giving side access. Re-fitted with an extensive range of floor standing and wall mounted units with handle-less cupboards and drawers with complementary slate effect work surfaces over. Inset four ring gas hob with extractor hood over. Inset one and half bowl sink with single drainer unit. Built in double oven. Space and plumbing for a dish washer and washing machine. Further space for upright fridge freezer. Space for a kitchen/dining table.

OFFICE

8'10 x 11 (2.69m x 3.35m)
Double glazed window to the front. Radiator.

BEDROOM ONE

12'4 x 12'2 (3.76m x 3.71m)
Double glazed window to the front. Radiator. Space for freestanding furniture.

EN-SUITE

8'4 4'9 (2.54m 1.45m)
Double glazed window to the front. Re-fitted in a modern suite comprising of a tiled shower cubicle with electric shower unit. Low level WC. Wash hand basin with cupboard below. Radiator.

BEDROOM TWO

9'5 x 12'1 (2.87m x 3.68m)
Double glazed window to the front. Radiator. Storage cupboard/wardrobe.

BEDROOM THREE

9'7 x 11'1 (2.92m x 3.38m)
Double glazed window to the rear. Radiator. Fitted triple wardrobe.

BEDROOM FOUR

8'10 x 10'11 (2.69m x 3.33m)
Double glazed window to the rear. Radiator. Fitted triple wardrobe.

FAMILY BATHROOM

7'10 x 6'5 (2.39m x 1.96m)
Double glazed window to the rear. Re-fitted in a modern white suite comprising of a panelled bath with electric shower unit over. Low level WC. Wash hand basin. Radiator. Towel rail. Tiled walls. Extractor fan.

REAR GARDEN

A particular feature of the property are the delightful, landscaped and well maintained gardens, which afford a good level of privacy and security and adjoin open countryside. There are paved seating areas and a central lawn with well stocked borders with shrubs and trees. There are enclosed boundaries, a personal door to the garage and secure gated access to the front.

DETACHED DOUBLE GARAGE

16'8 x 16'8 (5.08m x 5.08m)
Twin up and over doors to the front with a personal door to the garden, power and light, eaves storage space.

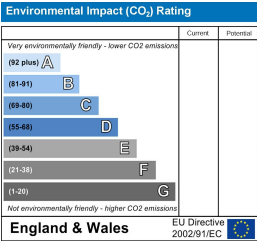
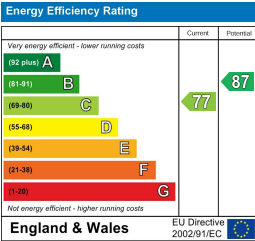
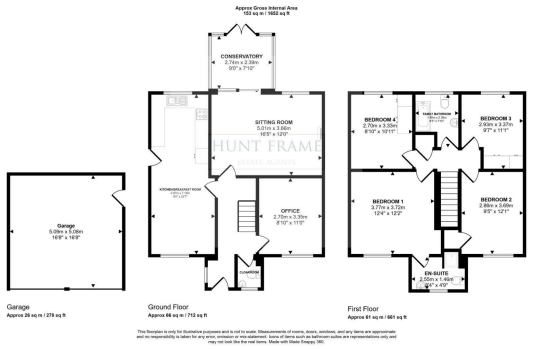
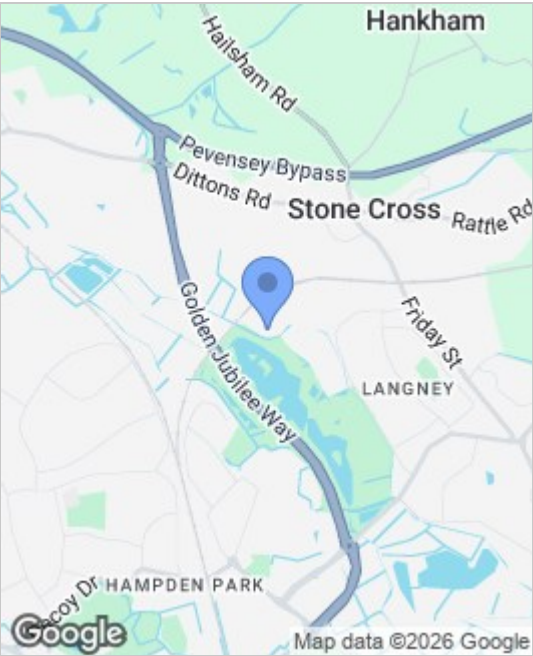
FRONT GARDEN & PARKING

Landscaped mature gardens, pathway to the front entrance with off road parking for numerous vehicles, potentially six or seven.

COUNCIL TAX BAND E

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.