HUNT FRAME

ESTATE AGENTS



36 Chelworth Road, Eastbourne, BN22 0BD

£280,000

3 1 1 C

END OF TERRACE FAMILY HOME with well proportioned accommodation across two floors, consisting to the ground floor of a SPACIOUS SITTING ROOM, with a MODERN WELL APPOINTED KITCHEN/BREAKFAST ROOM. The first floor is no less impressive with THREE BEDROOMS and an updated FAMILY BATHROOM. There is a LAWNED GARDEN to the rear and OFF ROAD PARKING for two vehicles at the front. Highly recommended with our vendor being suited.

Situated in the ever popular Hampden Park area of Eastbourne, being ideally placed for a selection of highly regarded schools, Hampden Park railway station, local shops and the beautiful Hampden Park itself with its picturesque lake and walks, making this an excellent opportunity for families seeking an excellent location with an array of amenities on hand.







ENTRANCE & HALL
UPVC entrance door with glazed panels, hallway with oak flooring, radiator, doors to the sitting room and kitchen, staircase rising to the first floor.

SITTING ROOM
21'8 x 11'3 (6.60m x 3.43m)
Dual aspect with UPVC double glazed windows to the front and rear elevations, two radiators, oak flooring, space for freestanding furniture/media wall etc.

KITCHEN
15'6 x 8'10 (4.72m x 2.69m)
Modernised kitchen with an extensive range of floor standing and wall mounted units with complimentary worktop space, inset one and half bowl sink unit with mixer tap, tiled splashbacks and tiled walls, plumbing and space for a dishwasher, washing machine and dryer, space for an upright fridge/freezer, fitted double ovens with an electric hob above and canopied extractor unit, tiled floor with under floor heating, UPVC double glazed windows to the side and rear with the latter enjoy garden views, UPVC door giving side access.

FIRST FLOOR LANDING
UPVC double glazed window on the half landing, landing with loft access and ladder, doors off to the three bedrooms and bathroom.

BEDROOM 1
12'3 x 11'5 (3.73m x 3.48m)
UPVC double glazed window to the rear aspect with garden views, radiator, space for freestanding furniture.

BEDROOM 2
11'4 x 9'1 (3.45m x 2.77m)
UPVC double glazed window to the front aspect, radiator.

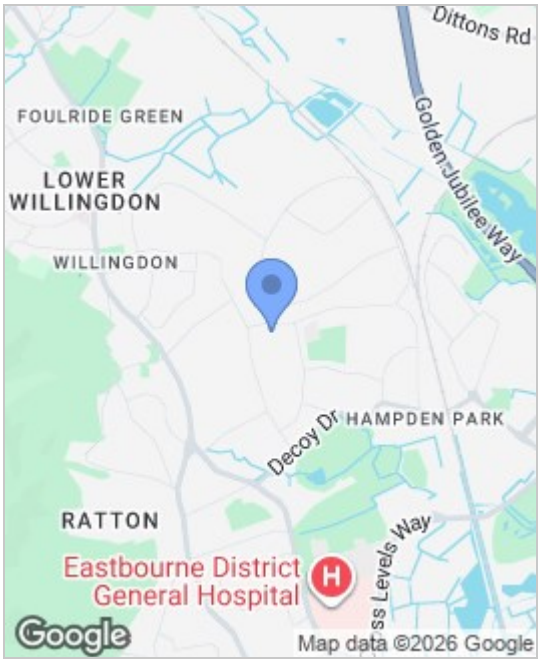
BEDROOM 3
8'10 x 7'3 (2.69m x 2.21m)
UPVC double glazed window to the rear aspect, radiator.

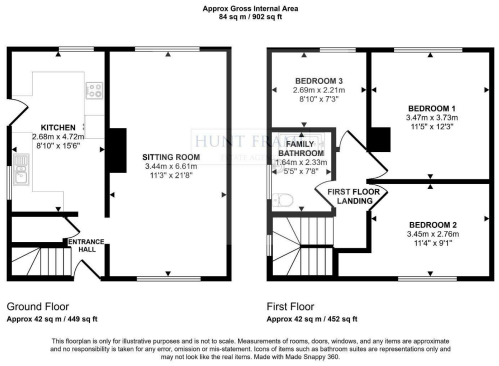
FAMILY BATHROOM
Updated bathroom with a suite comprising of a shaped bath with remotely activated Mira shower unit, wash hand basin set in a vanity unit with cupboards, low level Wc with a concealed cistern, fully tiled walls, ladder style radiator, wall mounted mirror, fitted storage cupboard, tiled floor with under floor heating, UPVC double glazed patterned window to the side elevation.

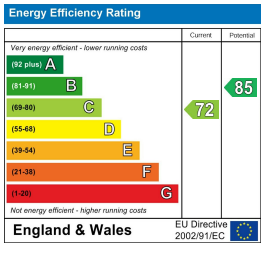
OUTSIDE - REAR GARDENS
The rear gardens have been partially landscaped with a large composite decked area adjacent to the sitting room, the remainder is laid to artificial lawn with a second decked area to the rear boundary, planted borders, timber storage shed, fencing and side passageway.

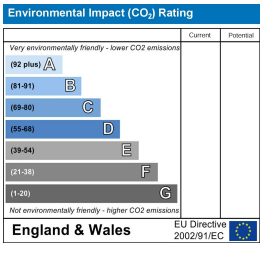
OFF ROAD PARKING
Block paved off road parking for two vehicles.

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.

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE
Tel: 01323 737373 | Email: info@huntframe.co.uk
www.huntframe.co.uk