

HUNT FRAME

ESTATE AGENTS



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28 Farlaine Road, Eastbourne, BN21 1XQ

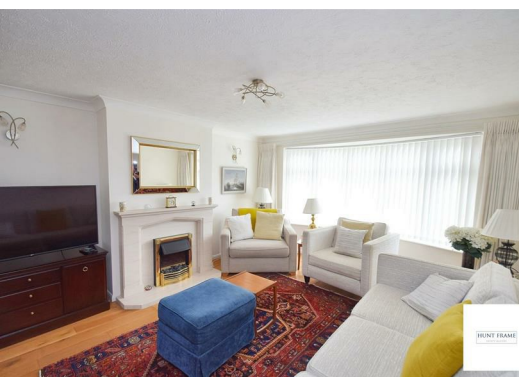
£550,000



GUIDE PRICE £550,000 TO £575,000

A REMARKABLY SPACIOUS, EXTENDED, DETACHED HOUSE of INDIVIDUAL DESIGN in the PRIME OLD TOWN area of EASTBOURNE (with VIRTUAL TOUR). VERSATILE FOUR/FIVE BEDROOM ACCOMMODATION along with a DOUBLE RECEPTION and SUN ROOM with a MODERN KITCHEN. To include a GROUND FLOOR DOUBLE BEDROOM with LUXURY EN-SUITE with a further LUXURY EN-SUITE to the master bedroom and LUXURY FAMILY BATHROOM as well. STUNNING FAR REACHING VIEWS from the rear aspect with large, level rear gardens, GARAGE and DRIVEWAY. A STUNNING HOUSE.

Located in one of the most sought after roads in Old Town which is served by a range of requested schools and good local shopping facilities. Also accessible is the scenic downland countryside of the South Downs National Park along with easy access into Eastbourne's town centre, which offers a wide range of facilities including the new Beacon shopping centre, theatres and one of the finest Victorian seafronts on the south coast. There are rail services from Eastbourne to London Victoria and to Gatwick



ENTRANCE

Composite entrance door with leaded light effect glazed panels with a glazed patterned window to the side, access into the lobby, double opening, wooden glazed doors into the spacious entrance hallway.

ENTRANCE HALL

Solid wooden flooring, staircase rising to the first floor, under the stairs storage cupboard, radiator, further large coats cupboard, doors off to.

SEPARATE WC

Comprising of a low level WC, wash hand basin with cupboards beneath, radiator, part tiling to walls, wooden flooring, double glazed patterned window to the side aspect.

KITCHEN

13'10 x 10'4 (4.22m x 3.15m)
Upgraded kitchen with an extensive range of gloss white fronted, floor standing and wall mounted units to include a number of deep pan drawers and additional hinged cupboards, integral fridge/freezer and wine rack, space for a washing machine and dishwasher, tiled flooring, induction hob with matching stainless steel extractor above, tiled splashbacks, eye level fitted microwave with adjacent matching double oven, door to the side aspect, double glazed windows with direct views over the rear gardens.

SITTING ROOM/DINING ROOM

29'0 x 12'9 (8.84m x 3.89m)
Spacious double reception area with a double glazed bay window to the front aspect, feature Minster style fireplace with matching hearth and surround with inset electric fire, oak flooring, radiator, open to the spacious dining area with matching flooring, double opening glazed wooden doors to the sun room, further door to the side lobby with a personal door into the garage.

SUN ROOM

13'7 x 10'11 (4.14m x 3.33m)
Dual aspect with a UPVC double glazed window to the side elevation with sliding double glazed patio doors to the rear, overlooking and giving access to the gardens, solid wooden flooring, radiator, door to bedroom 4.

BEDROOM 4

14'6 x 8'1 (4.42m x 2.46m)
Double glazed window to the rear aspect with direct views over the gardens, radiator, matching wooden flooring, door to the en-suite.

LUXURY EN-SUITE

Luxury en-suite with an open 'wet room' with a twin head shower system to include a rainfall facility, fully tiled walls, matching tiling to the floor, floating wall mounted wash hand basin with adjacent low-level WC, ladder style radiator, double glazed patterned window to the side elevation.

LANDING

Staircase rising to the first floor with a double

glazed window on the half landing, main landing with loft access, doors off to the bedrooms and luxury bathroom, door to the large airing cupboard.

MASTER BEDROOM

14'3 x 10'4 (4.34m x 3.15m)
Spacious double bedroom with matching fitted double wardrobes, radiator, double glazed windows to the rear elevation with distant views across Eastbourne, door to the en-suite.

LUXURY EN-SUITE

Refitted in recent times by the current owner owners to include a large shower cubicle with glazed panels to the front, being fully tiled in the shower cubicle with a fitted shower unit, large contemporary storage cupboard, upright ladder style radiator, wash hand basin set in a vanity unit with cupboards beneath, low level WC, fully tiled floor, recessed ceiling lighting, mirror, double glazed patterned window to the side elevation, door through to the dressing room.

DRESSING ROOM

13'2 x 6'10 (4.01m x 2.08m)
Double glazed window to the side elevation, fitted shelving and hanging space.

BEDROOM 2

15'8 x 11'5 (4.78m x 3.48m)
Spacious double bedroom with UPVC double glazed windows to the front elevation with distant South Downs views, built in matching double wardrobes with a central arched mirror with cupboard beneath, radiator.

BEDROOM 3

10'0 x 8'0 (3.05m x 2.44m)
UPVC double glazed windows to the front elevation with distant South Downs views, radiator, two large storage cupboards.

LUXURY FAMILY BATHROOM

Luxury family bathroom, again recently refitted by the current owners to comprise of a large deep bath with contemporary mixer tap and shower unit over, partly tiled walls, matching tiled flooring, large sink unit set in a vanity cupboard, low level WC, double glazed patterned window to the rear elevation, ceiling lighting, ladder style radiator.

REAR GARDENS

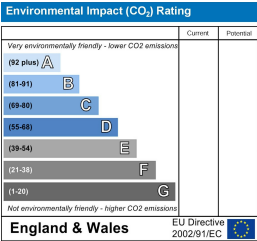
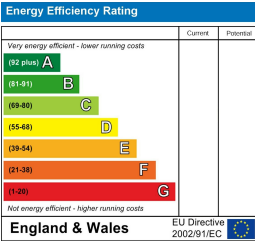
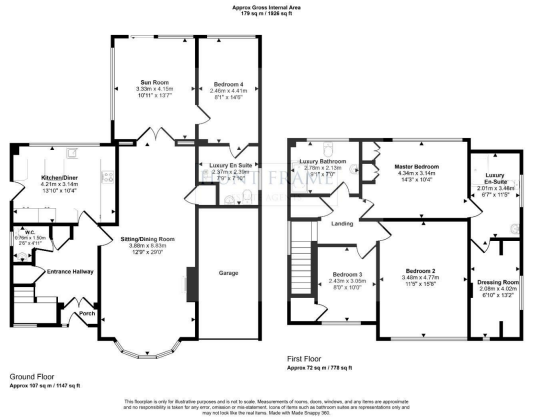
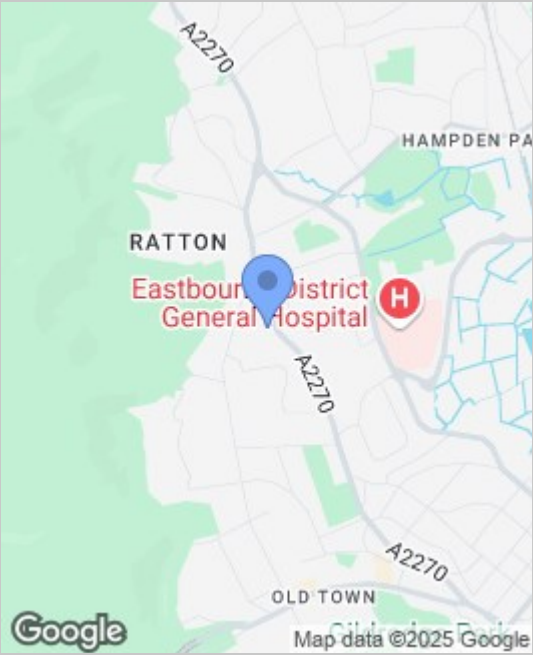
Accessed from the sun room or kitchen, initially laid to a large patio which returns to the side of the house with further paving and a pathway to the front entrance with gated access, large timber storage shed set on a plinth, the remainder of the gardens are laid to level lawn with extremely well established boundaries with a number of shrubs and flowering borders, distant views.

FRONT GARDENS

Walled boundary to the front, driveway and entrance path, level lawn.

GARAGE & PARKING

With power and light, electric roller door, door to the inner lobby and house.



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