

HUNT FRAME

ESTATE AGENTS



3 Church Close, Eastbourne, BN20 9QY

Price Guide £300,000



A DETACHED TWO BEDROOM BUNGALOW, occupying a good sized CORNER PLOT with far reaching VIEWS of the SOUTH DOWNS. Now in need of some modernisation, the property has a DUAL ASPECT SITTING ROOM, SUN ROOM, KITCHEN, TWO BEDROOMS and a separate SHOWER ROOM and WC. GOOD SIZED GARDENS (in need of tending) with a DRIVEWAY and a DETACHED GARAGE. Recommended.

Situated in a requested cul-de-sac, in a very sought after area of Eastbourne and within the catchment area of the popular Willingdon schools. Positioned on a corner plot with wraparound gardens with views of the South Downs.



PORCH

Double opening UPVC doors into a small porch, glazed door to the hallway.

HALLWAY

L-shaped hallway, radiator, loft access, doors off to both bedrooms, sitting room, kitchen, separate WC and bathroom.

SITTING ROOM

19'9 x 10'10 (6.02m x 3.30m)

Dual aspect with double glazed windows to the side and rear elevations both with views over the gardens and towards the South Downs, two radiators, fireplace, sliding doors to the sun room.

SUN ROOM

Of metal construction with glazed windows with views over the gardens and beyond, doors allowing access to the gardens.

KITCHEN

10'0 x 8'9 (3.05m x 2.67m)

Fitted with a range of floor standing and wall mounted units with worktop space, inset sink unit with mixer tap and drainer, matching up stands, radiator, cupboard concealing the wall mounted boiler, double glazed windows to the side elevation, storage cupboard with consumer unit.

BEDROOM 1

15'3 x 10'1 (4.65m x 3.07m)

UPVC double glazed window to the front elevation, radiator, cupboard with the hot water cylinder.

BEDROOM 2

9'5 x 8'9 (2.87m x 2.67m)

Double glazed window to the front elevation, radiator.

SHOWER ROOM

Featuring a corner shower unit with sliding door to the front being fully tiled with a shower unit, partly tiled walls, wall mounted wash hand basin, upright ladder style radiator, wall mounted heater, UPVC patterned window to the side aspect.

SEPARATE WC

Comprising of a level WC, wall mounted wash hand basin, UPVC double glazed window to the front aspect.

GARDENS

A particular feature of the property are the wraparound gardens, on this corner plot, with direct South Downs views having enormous scope for landscaping if so desired, gated access to the front.

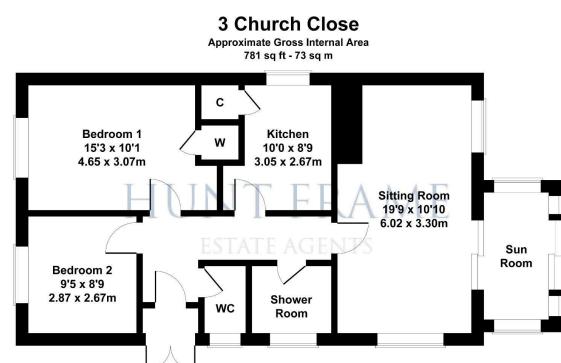
DRIVEWAY

Driveway and off-road parking, access to the detached garage.

DETACHED GARAGE

17'7 x 8'3 (5.36m x 2.51m)

Door to the front.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	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	EU Directive 2002/91/EC

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