

# HUNT FRAME

ESTATE AGENTS



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## 29 Sheffield Park Way, Eastbourne, BN23 8LA

### Price Guide £350,000



GUIDE PRICE £350,000 TO £370,000

A LOVELY 3/4 BEDROOM FAMILY HOME, PRESENTED EXTREMELY WELL by the current owners with EXTENDED and IMPROVED ACCOMMODATION across two floors. Benefiting from a LIGHT & BRIGHT SITTING ROOM with a DINING ROOM & MODERN KITCHEN behind, there is also a CONSERVATORY with views over the garden with access into a UTILITY ROOM & FAMILY ROOM /OFFICE/BEDROOM (previously the garage planning no. B/223/0863 Jan 2023). The first floor is just as impressive with THREE BEDROOMS, FAMILY BATHROOM & EN-SUITE. Outside the LANDSCAPED GARDENS are a delight with AMPLE SEATING/DINING space and RECREATIONAL AREAS. OFF ROAD PARKING to the front/side of the property. complete the merits of this outstanding home.

Located within a popular and well-established residential area of Eastbourne, offering an excellent balance of peaceful surroundings and everyday convenience. A variety of local shops, amenities, and well-regarded schools are all within walking distance, while Eastbourne town centre is easily accessible, providing a wider selection of shops, restaurants, leisure facilities, and a mainline railway station with direct links to London.



## ENTRANCE HALL

UPVC entrance door with a glazed panel, radiator, UPVC window to the side aspect, door to the sitting room, stairs to the first floor.

## SITTING ROOM

15'6 x 13'0 (4.72m x 3.96m)  
Lovely light and bright reception room with a UPVC double glazed window to the front aspect, wood effect laminate flooring, radiator, under stairs recess, archway to the dining room.

## DINING ROOM

11'5 x 8'8 (3.48m x 2.64m)  
Laminate flooring, pocket door to the kitchen, radiator, sliding double glazed patio doors overlooking and giving access to the conservatory.

## KITCHEN

10'11 x 7'1 (3.33m x 2.16m)  
Fitted with a modern range of wall mounted and floor standing units with white, gloss fronted cupboards, wood effect worktops, inset sink unit with mixer tap and drainer, fitted single electric oven with a four ring electric hob and matching extractor unit above, matching splashback, Victorian style tiling to the walls, tiled floor, integrated dishwasher, space for an upright fridge/freezer, radiator, UPVC double glazed window overlooking the rear gardens and conservatory.

## CONSERVATORY

11'0 x 10'4 (3.35m x 3.15m)  
Of UPVC construction with double glazed windows and a polycarbonate roof above, tiled floor, wall light points, double opening doors leading out to the gardens with views of the same, door to the utility room and family room/office.

## UTILITY ROOM

7'7 x 5'9 (2.31m x 1.75m)  
Plumbing and space for a washing machine with a dryer space above, inset sink unit with a cupboard beneath and above, tiled splashback, space for an additional freestanding fridge/freezer, door to the family room/office.

## FAMILY ROOM/OFFICE/BEDROOM

9'4 x 7'11 (2.84m x 2.41m)  
UPVC double glazed window to the front aspect, radiator, laminate flooring, loft access. (Converted in 2022).

## FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, loft access, airing cupboard, doors off to the three bedrooms and bathroom.

## BEDROOM 1

12'6 x 9'9 (3.81m x 2.97m)  
Space for freestanding furniture, radiator, UPVC double glazed window to the rear aspect, laminate flooring, door to the en-suite.

## EN-SUITE

Being fully tiled with an enclosed shower cubicle with shower unit and folding door to the front, low level Wc with a concealed cistern, ladder style radiator, tiled floor, wash hand basin set in a vanity unit with a mirror fronted cupboard above, double glazed window to the side aspect.

## BEDROOM 2

11'7 x 9'0 (3.53m x 2.74m)  
UPVC double glazed window to the front aspect, radiator, laminate flooring, space for freestanding furniture.

## BEDROOM 3

8'4 x 6'8 (2.54m x 2.03m)  
UPVC double glazed window to the front, radiator, laminate flooring, fitted cupboard.

## FAMILY BATHROOM

Updated bathroom with a suite of a shaped bath with shower attachment, pedestal wash hand basin and low level Wc, part tiling to walls, tiled floor, ladder style radiator, lit mirror, UPVC double glazed window to the rear.

## OUTSIDE - REAR GARDENS

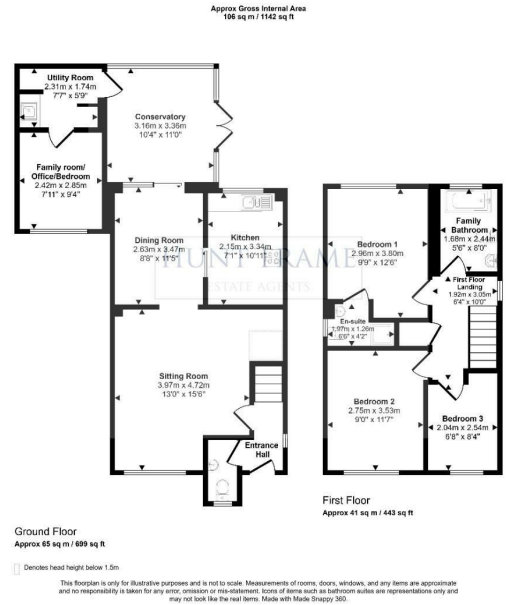
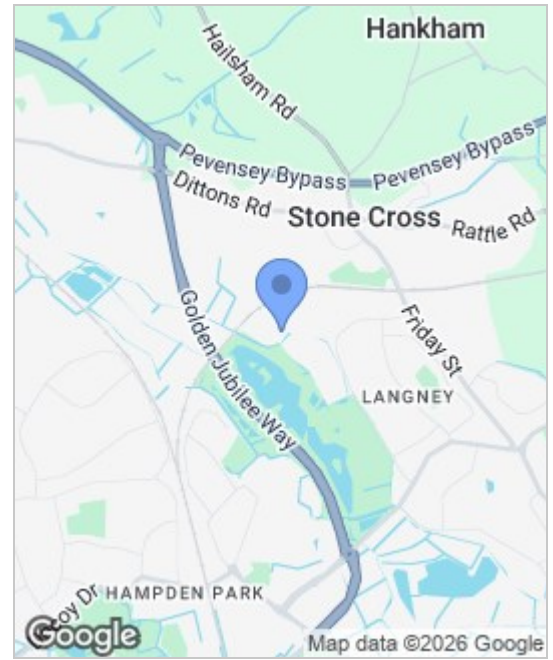
A particular feature of the property and the larger than average gardens which extend behind the garage conversion to the side of the property, presenting a large paved terrace with an adjacent decked seating area, which enjoys a good level of privacy, there is an area of lawn and gated side access, considered ideal for entertaining and/or alfresco dining.

## PARKING

There is off road parking to the side of the property for two vehicles and on road parking for visitors.

## 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(12 plus) <b>A</b>	
(81-91) <b>B</b>		(11-21) <b>B</b>	
(69-80) <b>C</b>		(10-30) <b>C</b>	
(55-68) <b>D</b>		(9-48) <b>D</b>	
(39-54) <b>E</b>		(8-54) <b>E</b>	
(21-38) <b>F</b>		(7-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>68</b>	<b>84</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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