

HUNT FRAME

ESTATE AGENTS



21 Campbell Drive, Eastbourne, BN22 0AR

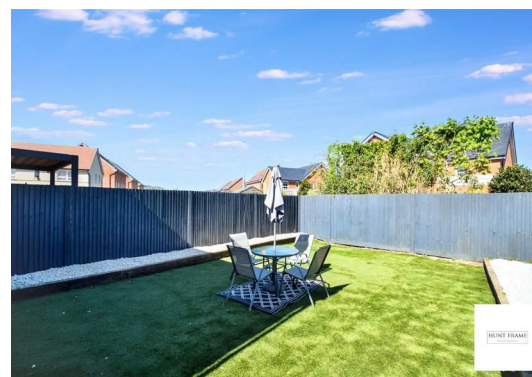
Price Guide £300,000



GUIDE PRICE £300,000 - £310,000

Recently constructed SEMI-DETACHED HOME with a modern and well presented interior with accommodation to include a SITTING ROOM, MODERN KITCHEN, CLOAKROOM with TWO FIRST FLOOR BEDROOMS with an EN-SUITE FACILITY & FAMILY BATHROOM. LANDSCAPED GARDENS to the rear with a TANDEM DRIVEWAY to the side, offered CHAIN FREE. Remainder of the NHBC warranty.

Situated in the new Meadowburne Place development in Willingdon giving good access to local shops, buses, schools and Railway station.



ENTRANCE & HALLWAY

Composite entrance door into the hallway, laminate flooring, storage cupboard, radiator, doors off to the cloakroom, kitchen and sitting room.

SITTING ROOM

18'5 x 12'6 (5.61m x 3.81m)

Radiator, laminate flooring, staircase to the first floor, Double glazed patio doors to the garden with views over the same.

KITCHEN

9'9 x 5'11 (2.97m x 1.80m)

Fitted range of wall mounted and floor standing units, worktop space with matching upstands with an inset single drainer sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Plumbing and space for a washing machine. Double glazed window to the front aspect.

CLOAKROOM

Low level WC with a corner mounted wash hand basin with mixer tap. Radiator. Extractor fan, laminate flooring.

FIRST FLOOR LANDING

Loft access (not inspected).

BEDROOM 1

12'8 x 8'5 (3.86m x 2.57m)

Radiator. Cupboard over the stairs. Two double glazed windows to the rear aspect with views over the garden. Door to-

EN-SUITE

Comprising of an enclosed shower cubicle being fully tiled with a shower unit. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Frosted double glazed window.

BEDROOM 2

12'11 x 7'10 (3.94m x 2.39m)

Radiator. Two double glazed windows to the front aspect.

FAMILY BATHROOM

Panelled bath with mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

REAR GARDENS

The rear garden has been landscaped with

a central area of artificial grass, a patio area is adjacent to the sitting room and there are gravelled, sleeper edged borders and a gate for access to the driveway.

FRONT GARDEN

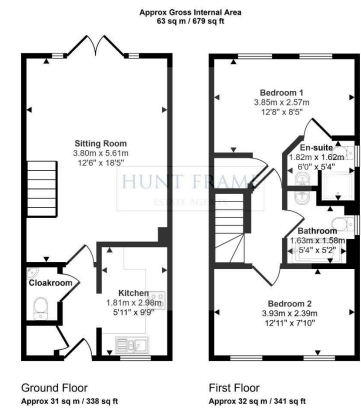
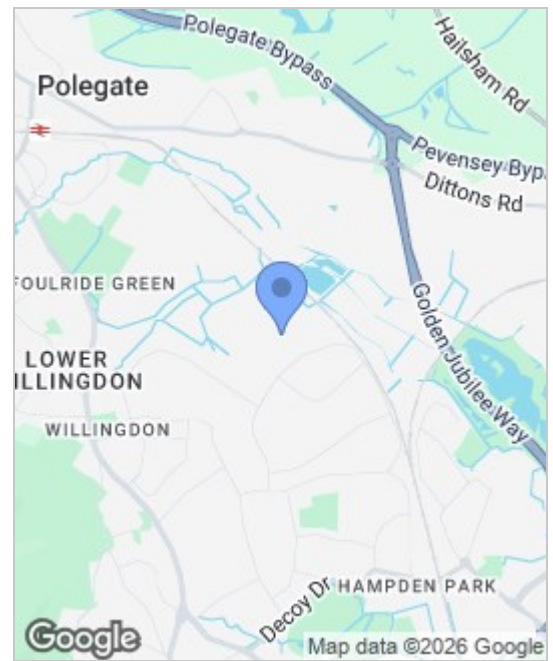
Display borders, pathway to the covered main entrance.

DRIVEWAY PARKING

A tandem driveway provides off road parking for two vehicles with an installed EV charger.

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			96	(92 plus) A			
(81-91) B		83		(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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