



HUNT FRAME
ESTATE AGENTS

8 Galveston Close, Eastbourne, BN23 5RH Price Guide £400,000



GUIDE PRICE £400,000 TO £420,000

A DETACHED, CHAIN FREE FAMILY HOME in the ever popular Sovereign Harbour area of Eastbourne with comfortable FOUR BEDROOM accommodation across two floors. The property benefits from TWO RECEPTION ROOMS, a UTILITY ROOM, KITCHEN/BREAKFAST ROOM and WC to the ground floor with the four bedrooms and FAMILY BATHROOM to the first floor. In addition there are enclosed, level GARDENS, an INTEGRAL GARAGE and OFF ROAD PARKING.

This property is situated in a desirable residential cul-de-sac, situated on Sovereign Harbour South. Family days out at the beach are just up the road, and The Waterfront offers a range of restaurants, shops and gym. A choice of good schools are within easy reach. Eastbourne Town Centre is approximately two miles away.



ENTRANCE PORCH

Enclosed entrance porch with a UPVC double glazed entrance door with fixed double glazed panels to the side, quarry tiled flooring, wooden and glazed door to the hallway.

HALLWAY

Radiator, staircase raising to the first floor, personal door to the garage, further doors off to the sitting and dining rooms, utility room and cloakroom.

SITTING ROOM

14'8 x 13'10 (4.47m x 4.22m)

UPVC double glazed bay window to the rear aspect with double opening french doors overlooking and giving access to the gardens, wooden fire place surround with matching mantle and hearth, radiator with ornamental cover.

DINING ROOM

12'2 x 8'7 (3.71m x 2.62m)

UPVC double glazed window to the front aspect, radiator.

UTILITY ROOM

8'6 x 5'5 (2.59m x 1.65m)

UPVC double glazed door to the side aspect with adjacent double glazed window, fitted cupboards with worktop space, inset sink, tiled splashbacks, plumbing and space for a washing machine, further under counter appliance space, archway to the kitchen.

KITCHEN

10'7 x 8'9 (3.23m x 2.67m)

Fitted with a matching range of wall mounted and floor standing units with worktop space, inset sink unit, electric single oven with a four ring gas hob and extractor unit over, tiled splashbacks, plumbing and space for a dishwasher, radiator, space for a breakfast table, space for an upright fridge/freezer, UPVC double glazed window to the rear aspect.

CLOAKROOM

Comprising of a low level wc with a wall mounted wash hand basin, tiled splashback, radiator, extractor fan.

LANDING

First floor landing with loft access and airing cupboard, doors off to the bedrooms and bathroom.

BEDROOM 1

11'11 x 10'10 (3.63m x 3.30m)

Matching UPVC double glazed windows to the front aspect, fitted wardrobe with mirrored doors, radiator, door to the en-suite.

EN-SUITE

Comprising of a shower enclosure with shower unit, fully tiled, wash hand basin set in a vanity unit with cupboards, radiator, UPVC double glazed window to the side aspect.

BEDROOM 2

11'11 x 8'6 (3.63m x 2.59m)

UPVC double glazed window to the front aspect, fitted wardrobes with hinged doors, radiator.

BEDROOM 3

9'9 x 9'2 (2.97m x 2.79m)

UPVC double glazed window to the rear aspect, fitted wardrobe with hinged doors, radiator.

BEDROOM 4

9'6 x 7'9 (2.90m x 2.36m)

UPVC double glazed window to the rear aspect, radiator, fitted wardrobe.

FAMILY BATHROOM

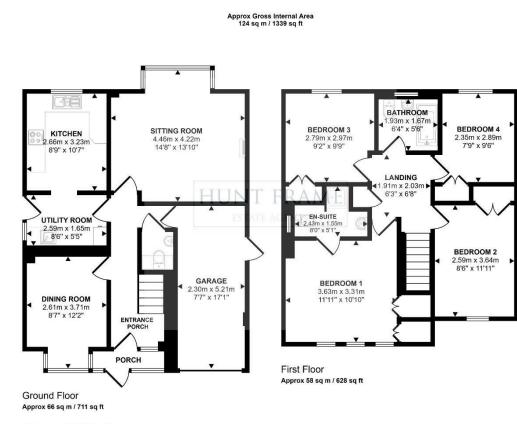
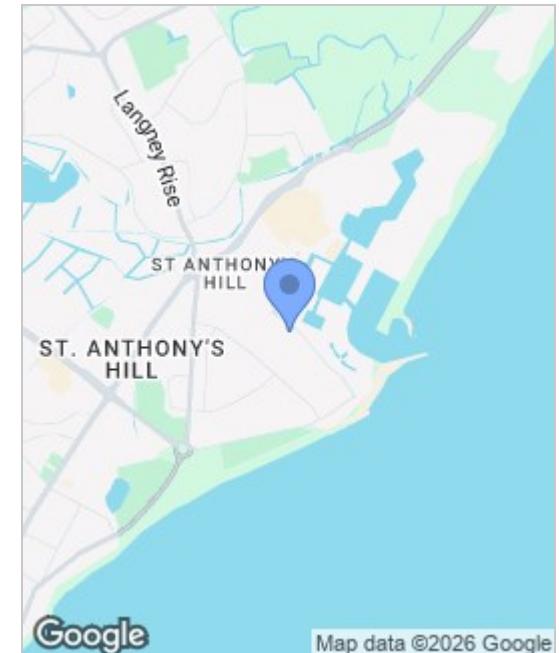
Comprising of a suite with a panelled bath with shower attachment, low level Wc and wash hand basin, part tiled walls, radiator, UPVC double glazed window to the rear aspect.

GARDEN

Part paved terrace with display borders, trees and shrubs, fenced boundaries, gated side access.

GARAGE & PARKING

Integral garage with personal door to the hallway, up and over door to the front, power and light, wall mounted boiler, water supply, glazed door to the side access. Off road parking to the front of the property.



Energy Efficiency Rating	
	Current
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

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

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