

# HUNT FRAME

ESTATE AGENTS



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## 266 Willingdon Road, Eastbourne, BN20 9JR

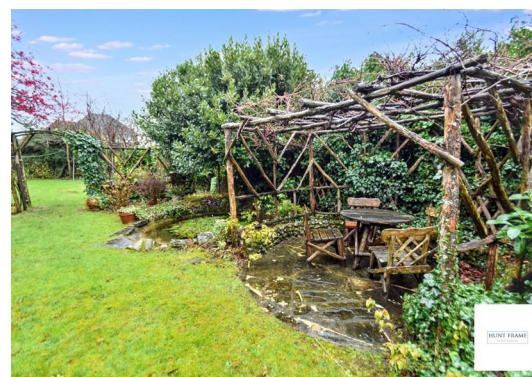
### Price Guide £500,000



GUIDE PRICE £500,000 TO £525,000

ATTRACTIVE DETACHED FAMILY HOME, offering EXTENDED ACCOMMODATION over two floors (with VIRTUAL TOUR & detailed FLOOR PLAN). Now offered CHAIN FREE with the potential to update further as required. Benefiting from a DINING AREA with EXTENDED LOUNGE, KITCHEN and SHOWER ROOM with the first floor no less impressive with THREE BEDROOMS, a FAMILY BATHROOM and SEPARATE WC. Outside there are GOOD SIZED established gardens with OFF ROAD PARKING and a GARAGE to the front aspect. Highly recommended by sole agents messrs Hunt Frame.

Set back from the road and situated on the West Hampden Park/Willingdon borders and only a short drive from Eastbourne's Town Centre which is about three miles distant. Local amenities include leisure and golfing facilities and mainline rail services lead to London, Ashford, Gatwick and further afield. The property enjoys South Downs views and numerous walks can be found only a short distance from the house



## ENTRANCE PORCH

Glazed entrance door with matching panel to side, access into the lobby, large storage cupboard with consumer unit, radiator, wooden glazed door with matching window to the side, giving access into the hallway.

## HALLWAY

Radiator, staircase rising to the first floor, doorway through to the reception room.

## DINING AREA

14'0 x 8'11 (4.27m x 2.72m)

Radiator, UPVC double glazed window to the front aspect, open to the sitting area, doorway through to the kitchen.

## EXTENDED SITTING ROOM

25'4 x 12'8 (7.72m x 3.86m)

Feature exposed brickwork fireplace with inset fire and gas point, UPVC double glazed window to the rear aspect with a further double glazed window overlooking the terrace and rear gardens, radiator, open to the additional reception space (part of the side extension) with another radiator and UPVC double glazed window to the side aspect with a UPVC double glazed door with matching panel to the side side, overlooking and giving access to the gardens.

## KITCHEN/BREAKFAST ROOM

17'5 x 8'0 (5.31m x 2.44m)

Range of floor standing and wall mounted units with complementary roll edge worktop space, plumbing and space for a washing machine, integral dishwasher, AEG single fitted oven with microwave unit above with a four gas hob to the side with an extractor unit over, tiled splashbacks, inset stainless steel sink unit with mixer tap and drainer, recessed ceiling lighting, space for breakfast/dining table, radiator, dual aspect with UPVC double glazed windows to the front and side elevations, part tiling to walls, door to the rear lobby.

## REAR LOBBY

Large storage cupboard, UPVC double glazed and leaded light door giving side access, door to the shower room.

## SHOWER ROOM

Comprising of a corner enclosed shower with an aqualisa shower unit, fully tiled walls, low-level WC, corner mounted wash hand basin set in a vanity unit, ladder style radiator, UPVC double glazed patterned window to the rear aspect.

## FIRST FLOOR

Staircase rising to the first floor with double glazed windows overlooking the front aspect, L-shaped landing with doors off to the three double bedrooms, bathroom and separate WC, large cupboard housing the hot water cylinder with shelving, UPVC double glazed window to the side elevation, radiator, loft access.

## BEDROOM 1

10'8 x 10'0 (3.25m x 3.05m)

Double bedroom with fitted mirror fronted wardrobes, radiator, UPVC double glazed window overlooking the rear gardens, doorway to the dressing area.

## DRESSING AREA

Radiator, UPVC double glazed window to the rear aspect with views over the gardens, glazed wooden door to the en-suite.

## EN-SUITE

Comprising of a panelled bath with handheld shower attachment and mixer taps, low-level WC, b-day, wash hand basin set in vanity unit with cupboards, two radiators (one being an upright ladder style) light with a shaver point, fully tiled walls, UPVC double glazed patterned window to the side elevation.

## BEDROOM 2

13'1 x 8'4 (3.99m x 2.54m)

Double bedroom - radiator, UPVC double glazed windows to the rear respect again with lovely views over the beautiful gardens.

## BEDROOM 3

10'11 x 10'2 (3.33m x 3.10m)

Double bedroom - with an aspect to the front, radiator, wash hand basin set in a corner vanity unit with cupboard, tiled splashback, UPVC double glazed windows to the front aspect with views over the gardens and entrance.

## BATHROOM

Fitted suite comprising of a panelled bath with a handheld shower attachment, mixer taps and secondary Mira shower unit, pedestal wash hand basin, b-day, low-level WC, fully tiled walls, radiator, light with shaver point, UPVC double glazed patterned window to the front aspect.

## SEPARATE WC

Comprising of a low level WC and wall mount wash hand basin, tiled splash backs, double glazed patterned window to the side aspect.

## GARDENS

A particular feature of the property are the lovely, established rear gardens which provide excellent screening along with framing the plot extremely well. Featuring an array of shrubs and hedges and briefly consisting of a large paved terrace with lawns that stretch to the rear boundary, which is approximately 100 ft in length. There is also a small pond, a covered seating area and side access, with a personal door to the garage.

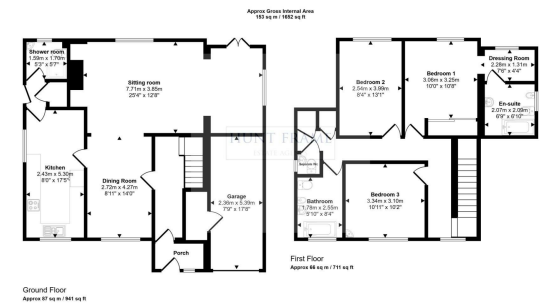
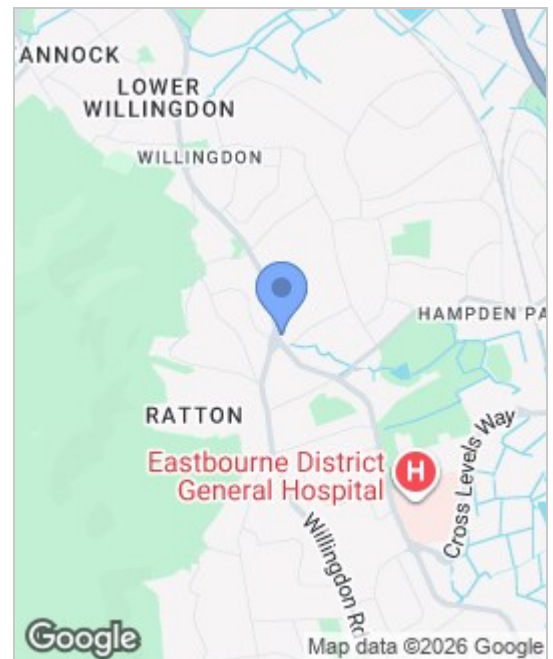
## GARAGE & PARKING

Up and over door to the front, power and light, mezzanine storage level, personal door to the side.

## ANTI MONEY LAUNDERING

### REGULATIONS

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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