

HUNT FRAME

ESTATE AGENTS



HUNT FRAME
ESTATE AGENTS

32 Letheren Place, Eastbourne, BN21 1HL

Price Guide £469,950



VIRTUAL TOUR- FORMING PART OF A SELECT RESIDENTIAL DEVELOPMENT IN OLD TOWN – is this SUPERBLY PRESENTED DETACHED THREE BEDROOM HOME which features MATURE SOUTH FACING GARDENS of a good size with accommodation that has been enhanced and upgraded by the current owners. Comprising of a LOVELY SITTING ROOM, SEPARATE DINING ROOM and adjacent MODERN KITCHEN along with a REFITTED GROUND FLOOR CLOAKROOM. The first floor is no less impressive with THREE BEDROOMS to include a MODERN REFITTED EN-SUITE and REFITTED FAMILY BATHROOM. There is also a GARAGE and OFF ROAD PARKING.

The property forms part of a popular residential close situated in Old Town within close proximity of Old Town's local amenities including a range of shopping facilities and excellent schools for all age groups. The town centre with its comprehensive range of shopping facilities, mainline railway station and seafront is approximately one and a half miles distant.



ENTRANCE PORCH

UPVC double glazed door allowing access into the lobby, double glazed window to the side, electric radiator, glazed door to the sitting room.

SITTING ROOM

14'9 x 10'3 (4.50m x 3.12m)

UPVC double glazed window to the front aspect, fireplace with a mantle and hearth and an inset coal effect fire, two radiators, archway which gives access to the staircase, double opening glazed doors with matching panels to the side allowing access into the dining room.

DINING ROOM

10'11 x 8'9 (3.33m x 2.67m)

UPVC double opening, double glazed french doors overlooking and giving access to the gardens, radiator, open plan to the kitchen, door to the inner lobby.

KITCHEN

9'9 x 7'9 (2.97m x 2.36m)

Modern kitchen fitted with a range of floor standing and wall mounted units, worktop space, inset one and half bowl sink unit and drainer, space for a freestanding oven with extractor above, under worktop appliance space, integral fridge/freezer, plumbing and space for a washing machine, glazed display cupboard, radiator, tiling to walls, UPVC double glazed door overlooking and giving access to the garden

INNER LOBBY

Tiled floor, cloaks area, door to the cloakroom.

CLOAKROOM

Refitted cloakroom with a suite of a low level Wc with a concealed cistern, wash hand basin set in a vanity unit, part tiling to walls, tiled flooring, ladder style radiator, UPVC double glazed window to the side aspect.

STAIRCASE TO THE 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

12'11 x 10'4 (3.94m x 3.15m)

UPVC double glazed window to the rear aspect with garden views, radiator, fitted double wardrobe, door to the en-suite.

EN-SUITE

Refitted En-suite with an enclosed shower

cubicle with shower unit, low level Wc and a wash hand basin set in a vanity unit, part tiling to walls, ladder style radiator, mirror fronted cabinet, shaver point, extractor fan, UPVC double glazed window to the rear aspect.

BEDROOM 2

11'2 x 10'3 (3.40m x 3.12m)

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

BEDROOM 3

8'6 x 7'10 (2.59m x 2.39m)

UPVC double glazed window to the front aspect, radiator.

FAMILY BATHROOM

Refitted suite comprising of a panelled bath with shower attachment, low level Wc, wash hand basin set in a vanity unit, partly tiled walls, mirror fronted cabinet, second storage cupboard, ladder style radiator, UPVC double glazed window to the rear.

GARDENS

Attractive, South facing rear gardens with an area of patio adjacent to the dining room and kitchen, the remainder is laid to level lawn with established trees and shrubs along with fenced boundaries, timber storage shed, to passages to the front, one having a storage facility, outside tap.

GARAGE

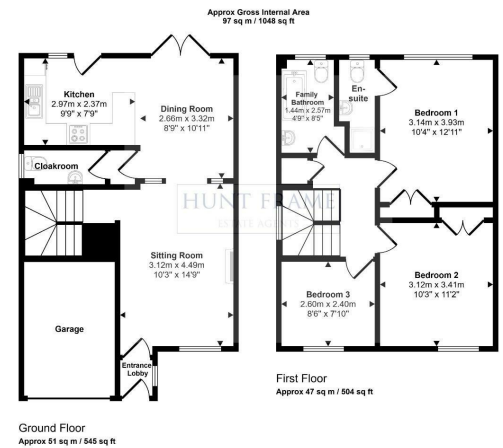
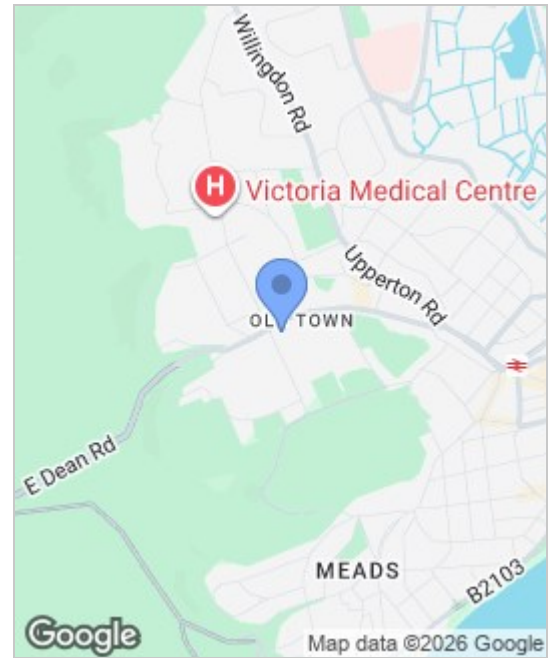
Up and over door to front, power and light.

PARKING

In front of the garage.

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency 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	

Environmental Impact (CO ₂) Rating		Current	Potential
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.