

# HUNT FRAME

ESTATE AGENTS



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## Ridglands 2 Upland Road

Old Town, Eastbourne, BN20 8EW

£695,000



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Front door to:

## Entrance Porch

Further front door to:

## Lounge

16'10 x 12'11 (5.13m x 3.94m)

Feature fireplace with log burner, three radiators, door to under stairs storage cupboard, double glazed bay window overlooking gardens, further double glazed window to side.

## Study

13'2 x 13 (4.01m x 3.96m)

Radiator, double glazed windows to two sides.

## Dining Room

18'8 x 13'1 (5.69m x 3.99m)

Double glazed bay window to front, picture rail, three radiators.

## Ground Floor Bedroom Two

9'11 x 9 (3.02m x 2.74m)

Radiator, double glazed window overlooking gardens, vanity wash basin with cupboards below, further double glazed window to side, access to shower cubicle with wall mounted shower unit.

## Kitchen

17'5 x 9' (5.31m x 2.74m)

Fitted in a range of wood fronted wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Built in breakfast bar. Integrated electric oven and hob with extractor hood above. Space and plumbing for dishwasher, recessed spot lighting, two double glazed windows, door to pantry, door to:

## Utility Room

13'2 x 8'8 (4.01m x 2.64m)

Range of wood fronted wall and base mounted cupboards

and drawers. Work tops with inset stainless steel circular sink with mixer tap. Space and plumbing for washing machine, tiled floor, radiator, double glaze window and door leading to rear garden.

## Ground floor cloakroom

In a white suite comprising low level wc and vanity wash basin with cupboard below, double glazed window to side.

## First floor landing

Feature double glazed leaded light window to front, radiator, picture rail, access to loft space.

## Bedroom One

16'7 x 12'11 (5.05m x 3.94m)

Two radiators, double glazed bay window overlooking gardens, further double glazed window to side, door to:

## En-Suite

In a white suite comprising corner shower cubicle, vanity wash basin with cupboards below and circular bowl sink. Low level wc, bidet, heated towel rail, linen cupboard, double glazed window to side.

## Bedroom Three

15'3 x 12'1 (4.65m x 3.68m)

Radiator, picture rail, double glazed bay window to front.

## Bedroom Four

19'5 x 8'11 (5.92m x 2.72m)

Radiator, double glazed windows to front and rear.

## Bedroom Five

8'8 x 6'9 (2.64m x 2.06m)

Radiator, double glazed window to front.

## Bathroom

In a white suite comprising panelled bath with shower over, vanity wash basin with drawers below, heated towel rail, part tiled walls, double glazed window.

Tel: 01323 737373

## Separate wc

Low level wc, part tiled walls.

## Outside

The house is accessed through electric gates and a long gravel driveway which leads to a parking area suitable for a number of vehicles. There is also a large double garage and garden sheds.

The gardens surround the property and are laid to lawn with a variety of mature trees, bushes and shrubs providing a good degree of seclusion. There are various seating areas and a pond with water feature.

## AGENTS NOTE:

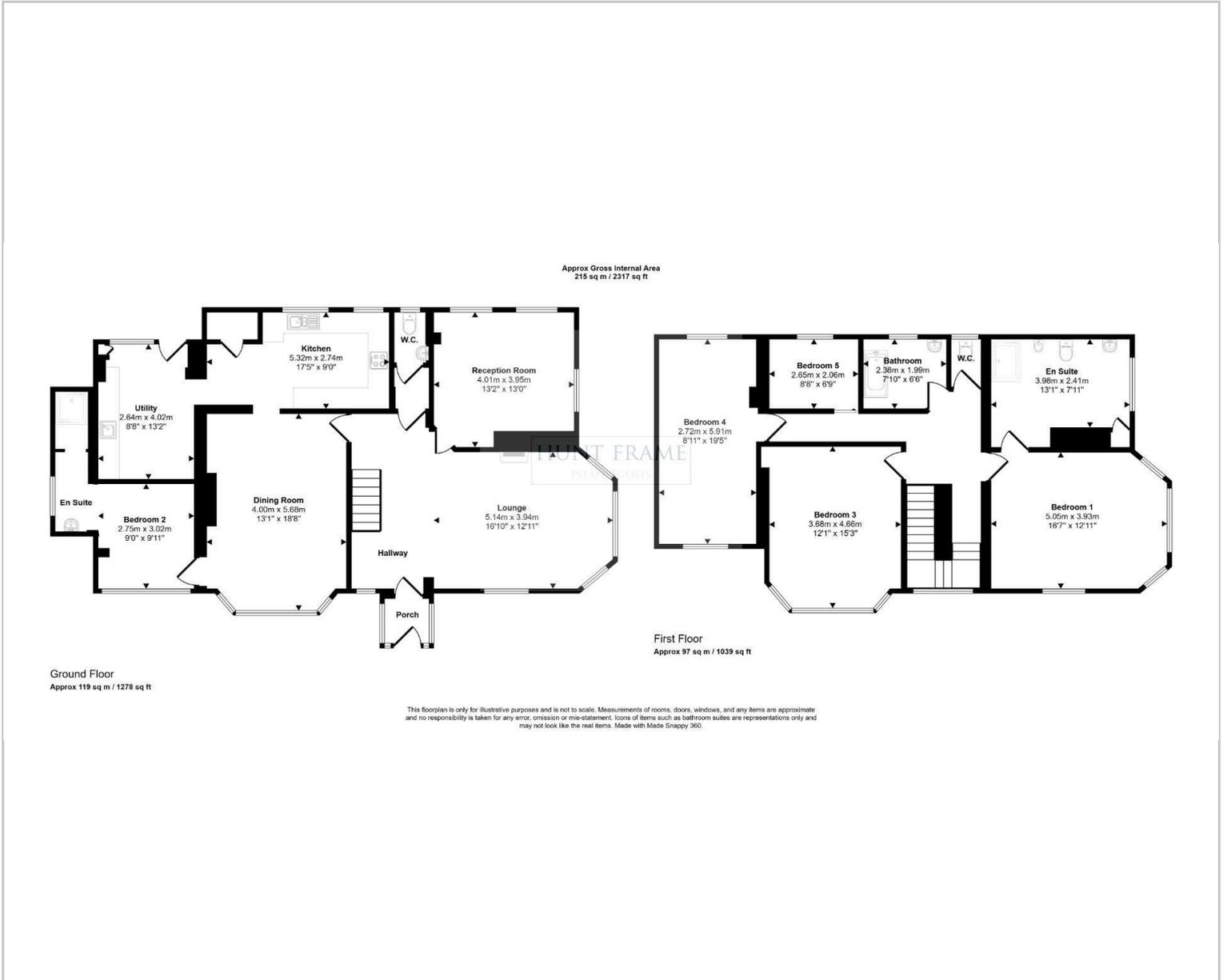
Planning permission was previously granted in 2013 for the erection of a two storey dwelling with garage and parking within the grounds, retaining the existing dwelling and creating a new access. Application No. EB/2012/078 (OL)

## ANTI MONEY LAUNDERING

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

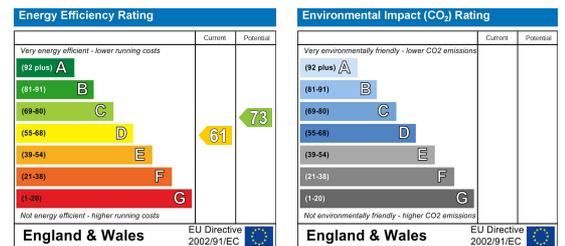
complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the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





## Viewing

Please contact our us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.



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.