

# HUNT FRAME

ESTATE AGENTS



**53 Collingwood Close, Eastbourne, BN23 6HW**

**£499,950**



BEAUTIFULLY APPOINTED EXTENDED FIVE BEDROOM DETACHED HOUSE with significant accommodation across two floors. Creatively improved and maintained fastidiously by the current owners with extremely versatile use and considered ideal for large/growing families. Spacious SITTING ROOM, SEPARATE DINING ROOM which is open to the MODERN KITCHEN, in addition to the ground floor there is a UTILITY ROOM, SNUG/STUDY, CLOAKROOM and BEDROOM 5 (previously the garage).

The first floor is no less impressive with a MASTER BEDROOM with EN-SUITE and WALK-IN WARDROBE, THREE FURTHER BEDROOMS and a well appointed FAMILY BATHROOM. Externally there are SOUTHERLY LANDSCAPED GARDENS to the rear and OFF ROAD PARKING to the front.

In a requested location in Langney Point, close to the promenade and seafront. Also within walking distance are local shops and there is a highly regarded junior school with a few minutes of the property. The Town Centre is a short drive away and there are numerous amenities within a short drive.



## ENTRANCE

Double glazed door into hallway.

## ENTRANCE HALL

Doors to cloakroom, bedroom 5, sitting room and kitchen, staircase to the first floor.

## SITTING ROOM

15'2 x 14'4 (4.62m x 4.37m)

Fireplace with surround and mantle, radiator, wood effect laminate flooring, double glazed window to the rear.

## DINING ROOM

12'4 x 11'0 (3.76m x 3.35m)

Wood laminate flooring, radiator, double glazed double doors opening onto the conservatory and double doors returning to the sitting room.

## KITCHEN

11'0 xx 10'8 (3.35m xx 3.25m)

Modern range of floor standing and wall mounted units with complimentary work surfaces, one and half bowl inset sink unit with drainer, integral dishwasher, integrated double oven with four ring hob to side, extractor fan, part tiling to walls, wood laminate flooring, radiator, double glazed window to the front.

## CONSERVATORY

16'8 x 8'4 (5.08m x 2.54m)

Double glazed windows to the rear with a recently replaced roof and an insulated ceiling fitted, wood effect vinyl flooring, double glazed doors to the gardens with views of the same.

## SNUG/STUDY/OFFICE

7'1 x 6'9 (2.16m x 2.06m)

Wood laminate flooring, radiator, double glazed window to the front.

## UTILITY ROOM

9'0 x 6'9 (2.74m x 2.06m)

Single drainer sink unit with mixer tap and adjacent work surfaces, plumbing and space for a washing machine and dryer, space for a fridge/freezer, wood effect laminate flooring, radiator, door to rear and door to snug/study.

## BEDROOM 5

13'8 x 7'5 (4.17m x 2.26m)

(Converted from the garage) Double glazed window to the front, built in mirror fronted wardrobes, radiator.

## LANDING

Loft access, airing cupboard, doors off to.

## MASTER BEDROOM

12'0 x 10'2 (3.66m x 3.10m)

Built in wardrobes, radiator, double glazed window to the front, access to a large walk-in wardrobe, with hanging and shelving space and porthole window to the side.

## EN-SUITE

Comprising of a shower cubicle with fitted shower unit, wash hand basin set in a vanity unit, low level Wc, part tiling to walls, radiator, frosted double glazed window.

## BEDROOM 2

10'2 x 9'5 (3.10m x 2.87m)

Built in wardrobes, radiator, double glazed window to the rear.

## BEDROOM 3

11'6 x 9'0 (3.51m x 2.74m)

Built in wardrobes, radiator, double glazed window to the rear.

## BEDROOM 4

12'1 x 8'1 (3.68m x 2.46m)

Built in wardrobe, radiator, double glazed window to the front.

## FAMILY BATHROOM

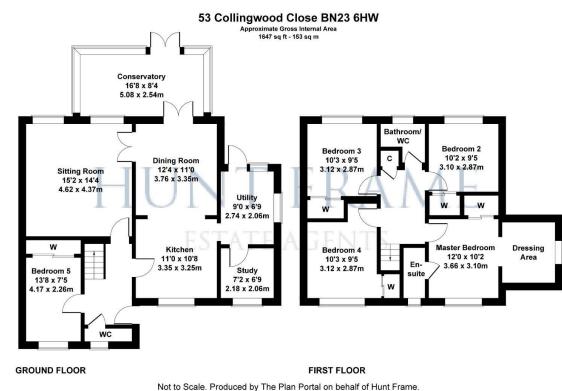
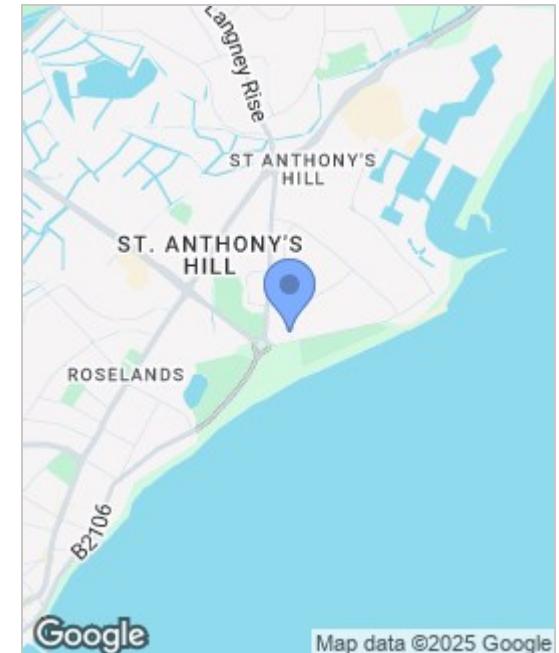
Comprising of a panelled bath with mixer tap and shower attachment, wash hand basin set in a vanity unit, low level Wc, part tiling to walls, frosted double glazed window.

## LANDSCAPED GARDENS

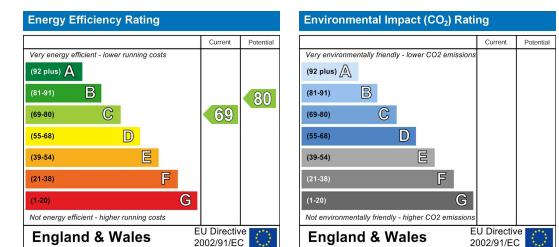
Landscaped by the current owners and providing a large paved terrace which is adjacent to a recently laid low maintenance astro-turf lawn, small decked area, gated side access, access to the utility room.

## OFF ROAD PARKING

Off road parking for two vehicles to the front aspect.



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.



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