

HUNT FRAME

ESTATE AGENTS



38 Appledore Close, Eastbourne, BN23 7JE

£239,950



END TERRACE, CHAIN FREE PROPERTY with spacious well appointed accommodation with the benefit of a MODERN REFITTED KITCHEN AND SHOWER ROOM. The property is double glazed with gas heating and has a spacious SITTING ROOM SEPARATE DINING ROOM and TWO FIRST FLOOR DOUBLE BEDROOMS. There are enclosed LOW MAINTENANCE GARDENS to the rear. In addition there is a PROFESSIONALLY INSTALLED LIFT which allows access from the dining room to the second bedroom.

Located in a cul-de-sac in the Langney area of Eastbourne, on the estate known as the 'Kent Estate'. The property is close by to local shopping facilities, amenities and transport links and there are a number of schools in the immediate area for all age groups..



ENTRANCE PORCH

8'1 x 7'3 (2.46m x 2.21m)

UPVC Double glazed entrance door with a double glazed window to the side, fitted double storage cupboard, staircase to the first floor, door to the sitting room.

SITTING ROOM

14'0 plus recess x 12'8 (4.27m plus recess x 3.86m)

Double glazed window to the front aspect, under stairs recess with cupboard, brick fire surround and tiled hearth, radiator, open to the dining room.

DINING ROOM

8'6 x 7'3 (2.59m x 2.21m)

Double glazed patio doors to the rear, radiator, professionally installed LIFT to the second bedroom, door to the kitchen.

KITCHEN

8'6 x 8'3 (2.59m x 2.51m)

Double glazed window to the rear, modern matt grey units with worktop space, plumbing and space for a washing machine, fitted electric oven and hob, stainless steel sink unit, fully tiled walls.

LANDING

Loft access, doors of to.

BEDROOM 1

14'0 x 9'8 (4.27m x 2.95m)

Double glazed window to the front aspect, storage cupboard over the stairwell, radiator.

BEDROOM 2

11'10 x 8'7 max (3.61m x 2.62m max)

Double glazed window to the rear aspect, radiator, LIFT access.

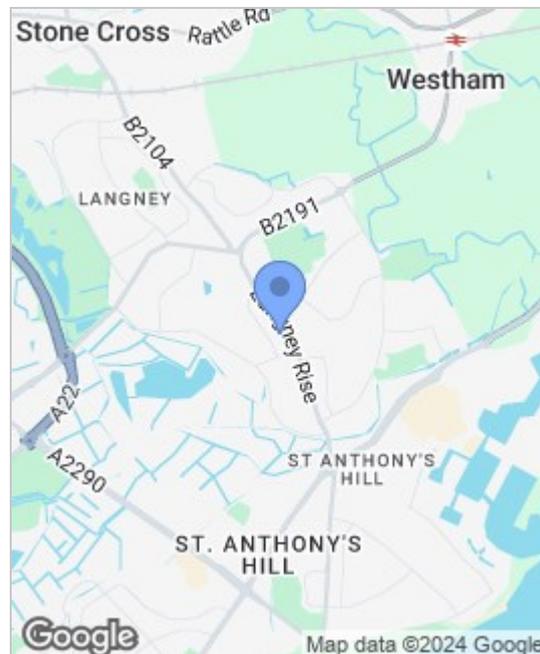
BATHROOM

8'3 x 7'3 (2.51m x 2.21m)

Recently refitted and comprising of large shower enclosure, with full height marble affect splash backs with twin head shower unit, low level Wc with a concealed cistern, wash hand basin set in a vanity unit with cupboards, fully tiled walls, ladder style radiator, double glazed window to the rear.

GARDEN

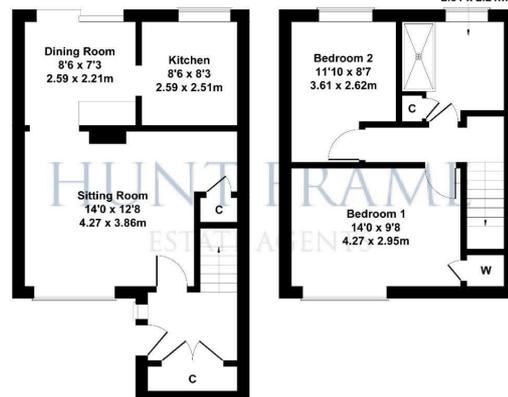
Fully paved garden with a gravelled display area, fence and wall enclosed boundaries, gate to rear with a brick outbuilding.



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Approximate Gross Internal Area
810 sq ft - 75 sq m

Shower Room
8'3 x 7'3
2.51 x 2.21m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	86

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