

HUNT FRAME

ESTATE AGENTS



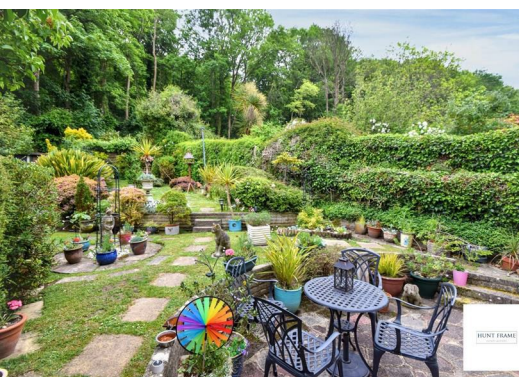
14 Cherry Garden Road, Eastbourne, BN20 8HD

Offers Over £400,000



EXTENDED (LOFT CONVERSION) SEMI-DETACHED HOUSE, enjoying an elevated position in a prime Old Town location. Having both VERSATILE & SPACIOUS accommodation across three floors with the ground floor presenting both SITTING & DINING ROOMS along with a CONSERVATORY & FITTED KITCHEN. The upper floors are no less impressive and benefit from FIVE BEDROOMS & TWO BATHROOMS. Externally the gardens are of a good size with the rear being well established with direct access onto the South Downs.

Enjoying impressive far reaching views and being well placed for access to local shops, schools, bus routes and parks. Eastbourne town centre has extensive shopping facilities including the recently extended Beacon Shopping Centre with new cinema. Eastbourne also has a mainline railway station offering services to London and beyond.



ENTRANCE PORCH

Part brick built with UPVC double glazed windows. Wooden entrance door, with frosted window to the side, to the hall.

ENTRANCE HALL

Under stairs storage cupboard. Picture rail. Radiator.

SITTING ROOM

14'3 x 12'2 (4.34m x 3.71m)
Tiled fireplace with gas fire. Radiator. UPVC double glazed bay window to the front with views of the South Downs.

DINING ROOM

13'1 x 10'1 (3.99m x 3.07m)
Radiator. UPVC double glazed doors leading to the conservatory.

CONSERVATORY

10'11 x 8'7 (3.33m x 2.62m)
UPVC double glazed windows to the rear with views over the garden with a door giving access to the same.

KITCHEN

17'1 x 8'0 (5.21m x 2.44m)
Fitted with a range of wall mounted and floor standing units with worktop space, single bowl single drainer stainless steel sink unit. Spaces for cooker, fridge freezer, dishwasher and washing machine. Part tiling to walls. UPVC double glazed window to the side with a further UPVC double glazed window to the rear with an aspect over the garden. Door allowing side access. Door to the conservatory.

FIRST FLOOR LANDING

Frosted window to the side, doors off to bedrooms 1, 2, 5 and bathroom.

BEDROOM 1

13'0 x 10'2 (3.96m x 3.10m)
Built-in wardrobe. Picture rail. Radiator. UPVC double glazed window overlooking the rear garden.

BEDROOM 2

13'4 x 10'2 (4.06m x 3.10m)
Radiator. UPVC double glazed window to the front with panoramic over rooftop views across Old Town and beyond.

BEDROOM 5

8'10 x 8'0 (2.69m x 2.44m)
Picture rail. Radiator. UPVC double glazed window to the front.

BATHROOM

White suite comprising of a bath and pedestal wash hand basin. Shaver point and light. Airing cupboard. Radiator. Part tiling to walls. UPVC double glazed window to the rear.

SECOND FLOOR LANDING

UPVC double glazed window to the side with distant sea views.

BEDROOM 3

11'7 x 9'6 (3.53m x 2.90m)
Built-in mirror fronted wardrobes. Radiator. UPVC double glazed window overlooking the rear garden.

BEDROOM 4

12'2 x 9'5 (3.71m x 2.87m)
Built-in wardrobes and further eaves storage. Radiator. UPVC double glazed window to the front with superb panoramic views.

BATHROOM

Suite comprising of a corner bath with a shower unit over, pedestal wash hand basin and WC. Radiator. Velux window.

OUTSIDE - REAR GARDENS

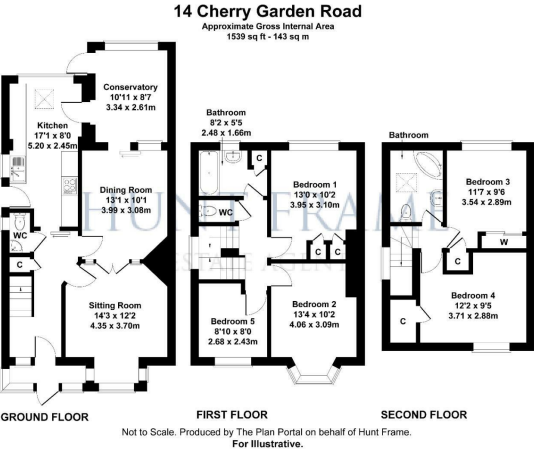
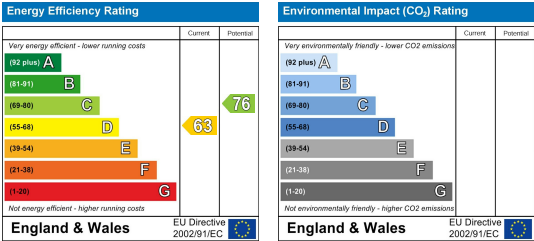
The property enjoys attractive landscaped gardens to the rear with seating areas and a large number of established plants, trees and shrubs which frame the garden beautifully as well as providing a good level of privacy. The garden is approximately 70' in depth and laid predominantly to lawn with a gate to the rear allowing direct access onto the South Downs.

FRONT GARDENS

Arranged in two tiers with a variety of mature shrubs. Steps to the entrance porch.

AGENTS NOTE

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