HUNT FRAME

ESTATE AGENTS

77 Channel View Road, Eastbourne, BN22 7LL

Offers Over £300,000

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OFFERS OVER £300,000. DIRECT ACCESS TO PRINCES PARK from this spacious, characterful house, ideally located for the seafront, as well as local shops, schools, public transport, and The Sovereign Centre pool and gym. The ground floor extension provides an OPEN PLAN KITCHEN/FAMILY ROOM as well as a separate LOUNGE AND DINING ROOM. There is also a ground floor bathroom as well as a first floor shower room and THREE BEDROOMS. There are SOLAR PANELS providing electricity complementing the gas central heating and double glazing. With period features and fireplaces throughout and being offered CHAIN FREE, Hunt Frame have no hesitation in recommending this elegant home.

ENTRANCE PORCH
With double glazed door and windows, quarry tiled flooring.

HALLWAY
Further part glazed pine door, stripped floor boards, radiator, stairs to first floor with storage cupboard beneath.

LOUNGE
Double glazed bay window to front, radiator, period fireplace with tiled hearth. fitted display shelving to the alcoves flanking the chimney breast. Picture rail, cornicing and ceiling rose, stripped floor boards.

DINING ROOM
Fire surround, fitted display shelving, radiator, built in storage cupboard.

KITCHEN/FAMILY ROOM
Double glazed window and patio doors to rear garden. Fitted with a range of wall and base mounted units with worksurfaces and tiled splash-backs, inset one and a half bowl sink with drainer. Island breakfast bar. Fitted electric oven and gas hob with extractor, Plumbing points for washing machine and dishwasher. Skylight.

BATHROOM/WC
Fitted with a suite comprising 'Spa' style bath, low flush wc and hand basin. Heated towel rail, extractor fan. Tiled walls.

Landing
Loft access.

BEDROOM ONE
Double glazed bay window to front, radiator, period fireplace with tiled inset, two fitted double wardrobes.

BEDROOM TWO
Double glazed door to rear with views over Princes Park. Radiator, period fireplace, two fitted double wardrobes.

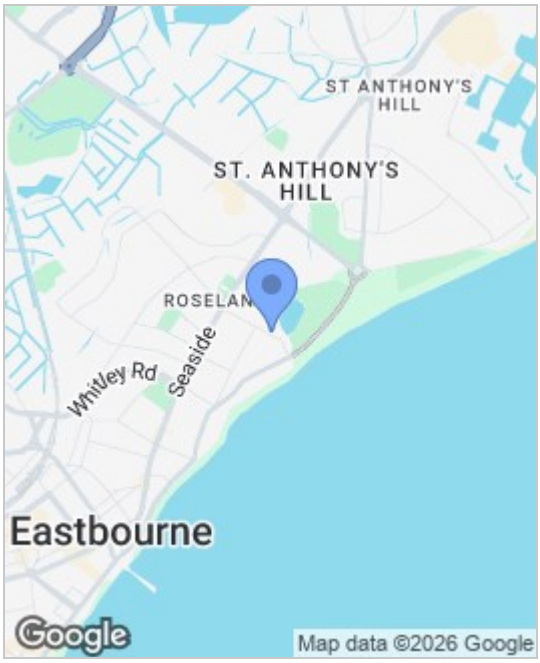
BEDROOM THREE
Window to front. radiator.

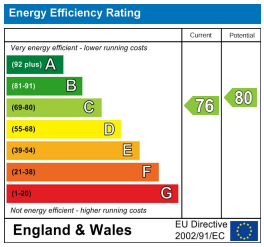
SHOWER ROOM/WC
Double glazed window to rear, heated towel rail extractor fan. Fitted with a suite comprising low flush wc, hand basin and mobility friendly shower enclosure. Tiled walls.

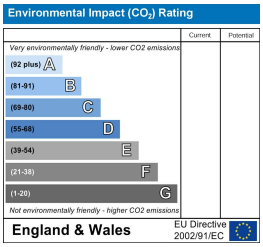
REAR GARDEN
Timber decking, area of slate chips with shrubs, timber shed, gate providing access to rear.

Council Tax Band C

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.







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