HUNT FRAME
ESTATE AGENTS



11 Cranborne Avenue

Meads, Eastbourne, BN20 7TS

£850,000

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ENTRANCE HALL
Accessed via covered porch with light and double glazed door with leaded light insert. Stairs rising to first floor with storage cupboard beneath, vertical radiator.

GROUND FLOOR CLOAKROOM
Fitted with a white suite comprising low-flush wc and hand basin, part tiled walls.

LIVING ROOM
22'0" x 11'11" (6.72 x 3.65)
Double glazed doors overlooking and leading to the rear garden. Feature ornate fireplace with matching hearth and fitted wood burner. Two contemporary vertical radiators. Tv aerial point. Glass panelled doors opening to:

DINING ROOM
15'5" x 9'8" (4.72 x 2.97)
Double glazed windows providing views towards the Downs. Two wall light points. Radiator.

STUDY
12'6" x 10'1" (3.83 x 3.09)
Built-in shelved storage cupboard. Radiator. Views towards the downs. Radiator.

KITCHEN/BREAKFAST ROOM
15'8" x 9'1" (4.80 x 2.78)
Fitted in a range of Shaker style wall and base level units and drawers with complementary marble effect quartz work surfaces over. Under mounted Belfast style sink with mixer tap. Inset four ring gas hob with extractor canopy above. Further range of tall units providing housing for two electric ovens with cupboards above and below. Adjoining matching broom cupboard and shelved cupboard. Deep walk-in larder. Contemporary vertical radiator. Wide opening to:

ORANGERY
12'0" x 9'10" (3.68 x 3.01)
Four panel bi-fold doors opening onto adjoining terrace and garden. Feature glazed atrium.

UTILITY ROOM
8'10" x 6'11" (2.70 x 2.13)
Fitted in a range of wall and base Shaker style units and drawers with inset stainless sink unit with mixer taps. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine and dish washer. Space for American style fridge freezer. Part tiled walls. Radiator. Double glazed door opening to side access and further personal door to the integral garage.

FIRST FLOOR LANDING
Staircase from entrance hall rising to the galleried landing. Feature arched window affording superb views to the Downs. Large built-in airing cupboard with radiator. Further large built-in cupboard.

BEDROOM ONE
15'9" x 14'0" (4.82 x 4.28)
Large picture window affording superb views towards the Downs. Radiator. Door to:

DRESSING ROOM
7'3" x 6'7" (2.22 x 2.01)
Fitted in a range of built-in wardrobe cupboards. Hatch with retractable ladder to loft space.

EN-SUITE SHOWER ROOM
7'4" x 6'5" (2.25 x 1.97)
Fitted in a contemporary styled suite comprising large walk-in shower cubicle with built-in shower and glazed enclosure. Built-in vanity unit with wash hand basin and mixer tap. Illuminated mirror above with electric shaver point and cabinet below. Low level WC. Heated towel rail.; Extractor fan. Window.

BEDROOM TWO
15'4" x 12'0" (4.69 x 3.66)
Window providing bright southerly aspect with views over the garden. Built-in wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM
7'5" x 5'2" (2.28 x 1.60)
Ceramic floor tiling. Suite comprising large walk-in shower cubicle with sliding doors. Built in vanity wash unit with inset wash hand basin with mixer tap. Illuminated mirror above with electric shaver point. Low level WC with vanity shelf above. Heated towel rail. Extractor fan.

BEDROOM THREE
11'6" x 10'9" (3.52 x 3.29)
Window to rear. Range of built-in wardrobes. Radiator.

BEDROOM FOUR
10'0" x 9'10" (3.06 x 3.01)
Window giving superb views towards the Downs. Range of built-in wardrobes with drawers below. Tv aerial.. Contemporary vertical radiator.

BEDEROOM FIVE
10'0" x 9'9" (3.06 x 2.98)
Window providing far reaching views to the Downs. Radiator.

FAMILY BATHROOM
13'5" x 7'9" (4.09 x 2.37)
Fitted in a white contemporary suite comprising double ended panelled bath with mixer tap and handset. Vanity unit with his and hers wash hand basins with mixer taps and illuminated mirrors above and electric shaver points. Built-in cabinets below. Low level WC with vanity shelf. Large walk-in shower cubicle with over head shower, additional handset. Heated tower rail.

EXTERNALLY
The beautifully maintained landscaped gardens arranged to the front and rear are an outstanding feature of the property.

LANDSCAPED SOUTH FACING REAR GARDEN
Laid as decked terrace with direct access from both the living room and orangery. Further area of lawned garden with established rockery with various trees and shrubs. Fenced surround with gated access leading directly onto the Downs.

DRIVEWAY
Providing off road parking for several cars.

INTEGRAL DOUBLE GARAGE
With electric roller shutter door. Power and light. Hot water tank. Wall mounted Valiant boiler. Gas and electric meters. Personal door to utility room.

FRONT GARDEN
Comprising an area of lawn with well established shrub borders.

ANTI MONEY LAUNDERING REGULATIONS
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.



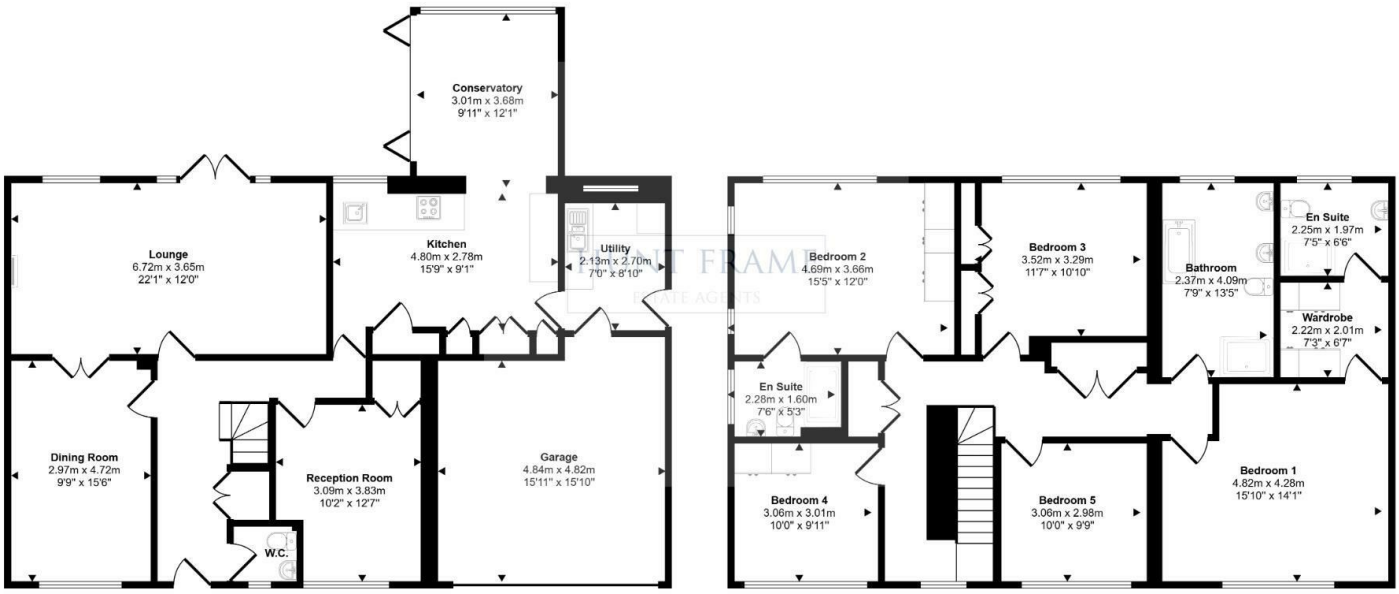









Approx Gross Internal Area
248 sq m / 2671 sq ft



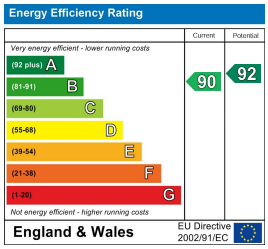
Ground Floor
Approx 129 sq m / 1389 sq ft

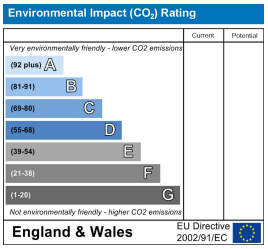
First Floor
Approx 119 sq m / 1281 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

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





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16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE
Tel: 01323 737373 | sales@huntframe.co.uk
www.huntframe.co.uk