

# HUNT FRAME

ESTATE AGENTS

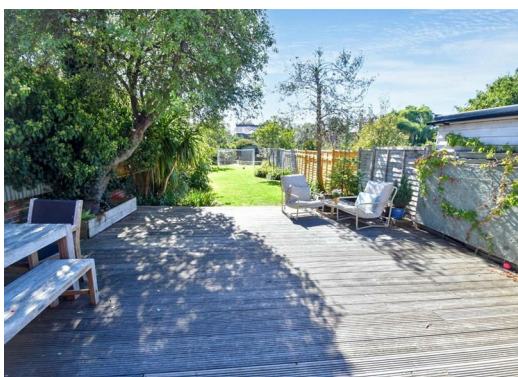


**23 Ringwood Road, Eastbourne, BN22 8TA**

**Price Guide £450,000**



GUIDE PRICE £450,000 - £475,000. A MOST IMPRESSIVE, FOUR BEDROOM semi-detached house which has been extended to the rear to provide a superb modern kitchen/dining room. This well presented property also benefits from a 14'3 x 11'10 bay fronted lounge, study, utility room, ground floor cloakroom, master bedroom with EN-SUITE and a family bathroom. Further benefits include OFF ROAD PARKING, double glazing, gas central heating and a 130' (approx). southerly aspect rear garden. Viewing is considered essential.



ENTRANCE PORCH

Via timber front door. Frosted window to side.

ENTRANCE HALL

Stairs rising to first floor landing. Wood effect laminate flooring. Under stair recess. Radiator.

GROUND FLOOR CLOAKROOM

Part tiled walls. Low level WC. Wash hand basin.

GROUND FLOOR WET ROOM

7'9" x 4'8" (2.37 x 1.44)  
Frosted double glazed window to side. Part tiled walls. Mid wall mounted shower unit with flip down seat. Towel ladder. Wall mounted wash hand basin.

STUDY

11'2" x 5'6" (3.41 x 1.68)  
Double glazed window to side. Picture rail. Radiator.

LOUNGE

14'3" x 11'10" (4.35 x 3.61)  
Bay window to front. Exposed and polished floorboards. Feature fireplace with timber surround and metal hearth. Three wall light points.

KITCHEN/DINING

17'8" x 13'10" and 14'1" x 8'1" (5.39 x 4.22 and 4.30 x 2.47)  
Double glazed sliding Patio doors overlooking and leading to rear garden, Sky light. Fitted in contemporary wall and base mounted units and drawers with inset double oven and microwave. Polished wood work surfaces with inset one and half bowl sink with single drainer unit. Tiled splashbacks. Feature Island with inset gas hob, seating area with storage drawers. Door to:

UTILITY ROOM

9'10" x 5'3" (3.01 x 1.62)  
Double glazed door to side. Fitted floor to ceiling cupboards with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

Sky light. Radiator. Access to loft.

BEDROOM ONE

11'11" x 11'1" (3.64 x 3.39)  
Double glazed windows to front. Fireplace with timber surround and metal hearth. Radiator.

EN-SUITE

Suite comprising tiled shower cubicle. Low

level WC. Pedestal wash hand basin. Chrome towel ladder.

BEDROOM TWO

11'7" x 10'2" (3.55 x 3.11)  
Double glazed window. Picture rail. Radiator.

BEDROOM THREE

11'10" x 8'2" (3.61 x 2.49)  
Double glazed window to side. Radiator. Built-in wardrobe/cupboard.

BEDROOM FOUR

9'2" x 8'9" (2.81 x 2.68)  
Double glazed window. Radiator.

FAMILY BATHROOM

7'5" x 6'1" (2.28 x 1.87)  
Double glazed window to side. Fitted in a modern suite comprising bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Towel ladder.

OUTSIDE

FRONT GARDEN

Laid as off road parking with mature shrubs. Electric vehicle charger.

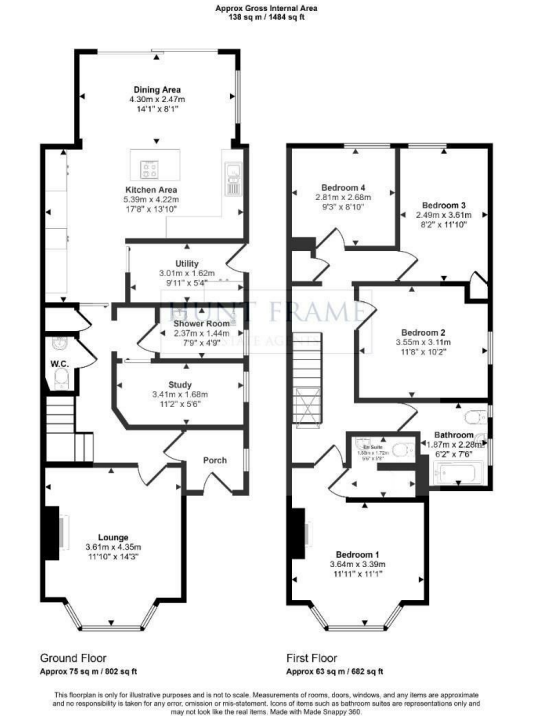
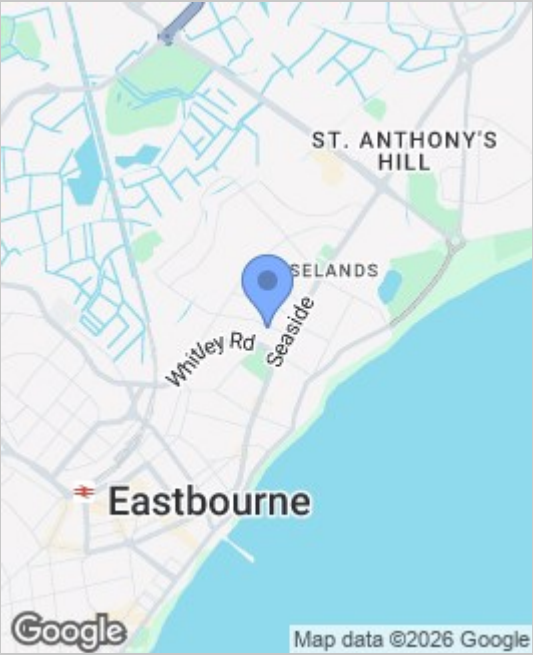
REAR GARDEN

Being of considerable size. Laid immediately as decked seating area with the remainder being laid to lawn. Gated side access. Fenced and walled surround. Outside tap. Three double sockets. Security lighting. Timber shed. Three raised flower beds constructed with railway sleepers. Vegetable plot and fruit trees.

COUNCIL TAX BAND D

ANTI MONEY LAUNDERING

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| Energy Efficiency Rating                    |  |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |           |
|---------------------------------------------|--|-------------------------|-----------|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                 | Potential |
| (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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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