

HUNT FRAME

ESTATE AGENTS



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95 Eastbourne Road, Pevensey Bay, BN24 6JJ

Price Guide £495,000



An EXTREMELY WELL PRESENTED DETACHED CHALET PROPERTY, with versatile accommodation across two floors. UPDATED and IMPROVED by the current owners and benefiting from a SPACIOUS SITTING ROOM with adjacent DINING ROOM, there is also a MODERN REFITTED KITCHEN, TWO BEDROOMS and BATHROOM to the ground floor. The first floor is just as impressive with a LARGE PRINCIPAL BEDROOM and SECOND BEDROOM. Externally there is an In and Out DRIVEWAY, a GARAGE, a PRETTY GARDEN and useful OUTBUILDINGS. The property comes highly recommended by sole agents messrs Hunt Frame.

The property is situated on the edge of the popular residential area of Pevensey Bay within walking distance of the beach. The property is well placed for the amenities of Pevensey Bay. Eastbourne is easily accessible offering a wide range of further amenities including state and private schools and theatres. There are main line railway services to London Victoria and Gatwick from Eastbourne and Pevensey. Eastbourne also features one of the largest sailing marinas on the south coast.



COVERED ENTRANCE

Covered entrance with timber supports. Composite entrance door with a glazed, leaded light insert into the lobby.

LOBBY

Wooden flooring, radiator, coats area, wooden glazed door into the sitting and dining rooms.

SITTING ROOM

15'3 x 12'0 (4.65m x 3.66m)

Minster style limestone fireplace with matching hearth and mantel with Integral gas fire, UPVC double glazed windows to the front elevation, laminate wood affect flooring, door to the kitchen, archway to the dining room, radiator.

DINING ROOM

11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed sliding patio doors overlooking and giving access to the gardens, radiator, laminate wood affect flooring, door to bedrooms three/four, further door to the inner hallway.

KITCHEN

8'11 x 8'3 (2.72m x 2.51m)

Refitted kitchen with a range of floor standing and wall mounted units with complementary worktop space, matching up stands and splashbacks, inset composite sink unit with mixer tap and drainer, stainless steel electric oven with four ring gas hob and extractor unit above, under unit lighting, additional cupboard space and worktop area to the side, upright ladder style radiator, wine rack, recessed ceiling lighting, UPVC double glazed window to the side aspect with a fully glazed door giving access to the same.

BEDROOM 3

13'3 x 8'7 (4.04m x 2.62m)

UPVC double glazed window to the rear aspect with adjacent door giving access to the gardens, radiator, wood affect laminate flooring, second UPVC double glazed patterned window to the side aspect, door to bedroom 4/study.

BEDROOM 4/STUDY

7'8 x 7'7 (2.34m x 2.31m)

UPVC double glazed leaded light bay window to the front aspect, radiator, wood affect laminate flooring.

INNER HALL

Inner hallway, under stairs storage cupboard, door to the bathroom, radiator, staircase rising to the first floor.

BATHROOM

8'8 x 5'4 (2.64m x 1.63m)

Comprising of a white suite of a panelled bath with Mira sport shower unit, pedestal wash hand basin, low-level WC, ladder style radiator, part tiling to walls, UPVC double glazed patterned windows to the side and rear elevations, recessed ceiling lighting.

STAIRCASE TO THE FIRST FLOOR

UPVC double glazed window on the landing, overlooking the rear elevation, doors off to bedrooms one and two.

BEDROOM 1

15'7 x 13'0 (4.75m x 3.96m)

Spacious principal bedroom with full run of fitted wardrobes with sliding doors to the front being partly mirrored, two radiators, dual aspect with UPVC double glazed windows to the side and front elevations with the latter having secondary glazing (with distant views) further fitted double wardrobes, recessed ceiling lighting.

BEDROOM 2

11'9 x 8'2 (3.58m x 2.49m)

Large UPVC double glazed window to the side aspect, radiator, loft access, matching fitting wardrobes, further wardrobes to the south side of the property.

GARDEN

A particular feature of the property are the landscaped and well presented rear gardens, initially enjoying a terrace, adjacent to the dining room with a central lawn, second raised terrace with fenced borders, additional sheltered seating area, access to the garage, utility room and workshop.

OUTBUILDINGS

UTILITY ROOM - extremely useful utility room with plumbing space for washing machine, space for an upright fridge/freezer, additional storage space and shelving, tiled flooring, inset sink unit with mixer tap and drainer, window to the side access overlooking the gardens.

WORKSHOP - with potential use for a number of purposes, wooden entrance door to the front with a double glazed window overlooking the garden, laminate flooring, uses such as excellent storage, an office, workshop etc

DRIVEWAY & PARKING

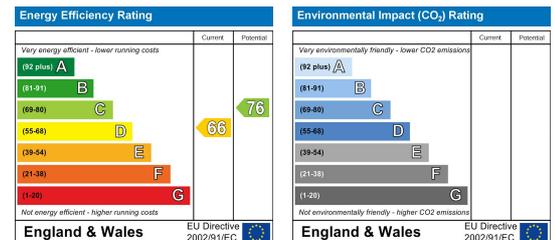
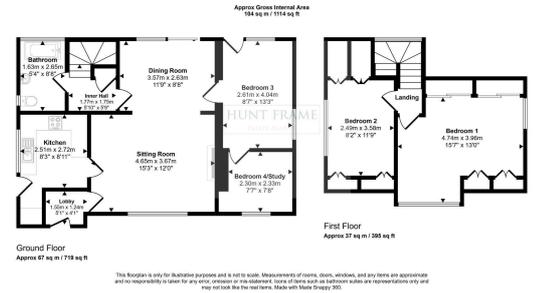
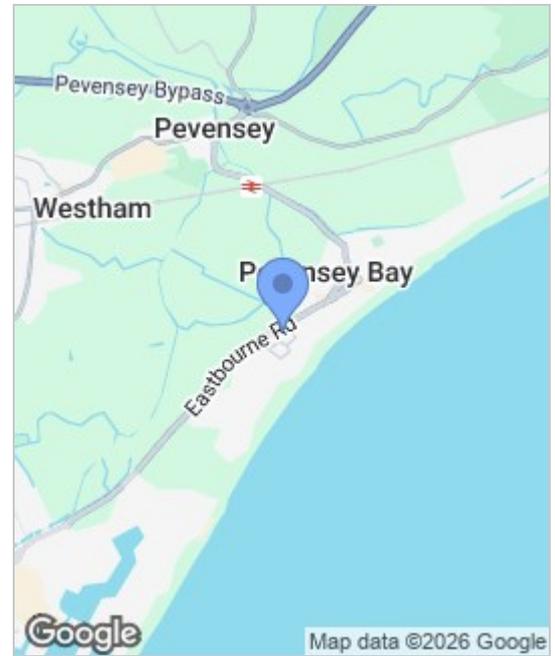
In and out driveway with a large central feature display border, block paved parking for a number of vehicles, access to the garage and main entrance.

GARAGE

Electric roller door, power and light, shelving, personal door to the side.

ANTI MONEY LAUNDERING REGULATIONS

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