



HUNT FRAME
ESTATE AGENTS

9 Selsfield Close, Eastbourne, BN21 2QX

£299,950



In a quiet cul-de-sac, Selsfield Close is deceptively close to the main link roads and local amenities. This delightful bungalow offers the perfect blend of comfort and convenience. With an elevated position and wrap around accessible gardens, the property boasts far reaching views across Eastbourne towards the sea, that enhance it's appeal.

Inside you will find a spacious layout featuring an inviting dual aspect bright reception room, a spacious dual aspect kitchen/breakfast room with solid wood units and integrated appliances. With an outlook over the attractive gardens contributing to the pleasant kitchen. The bungalow has two double bedrooms, the main bedroom being dual aspect and the second bedroom overlooking the pleasant gardens. The spacious bathroom easily accommodates a separate bath and shower enclosure with two windows to the side garden offering a bright space.

The garage to the side, and large front driveway provide convenient off road parking for several vehicles. The driveway adds to the lovely outdoor space of the gardens, again with far reaching views.

This property is CHAIN FREE making it an attractive option for those wanting to move without delay. Additionally, it's proximity to local shops ensures that everyday amenities are just a stroll away, with a local accessible green space nearby for pet owners.



ENTRANCE PORCH

With double glazed patio door.

ENTRANCE HALL

Loft access. Door to airing cupboard with boiler and radiator.

LOUNGE

13'6" x 12'11" widening to 15'0" (4.13 x 3.94 widening to 4.59)

Dual aspect with double glazed windows to front and side providing views over rooftops. Radiator. TV point. Stone fire surround and hearth.

KITCHEN

9'6" x 10'6" (2.91 x 3.21)

Dual aspect. Double glazed window to side and double glazed window and door to rear. One and half bowl single drainer stainless steel sink unit. Fitted in a range of wall and base mounted units and drawers with complementary work surface over creating a breakfast bar. Radiator. Space and pluming for washing machine. Fitted electric oven and gas hob with extractor hood. Integrated fridge and freezer.

BATHROOM

Two double windows to side. Panelled bath. Shower enclosure. Low level WC. Pedestal wash hand basin. Tiled flooring and part tiled walls. Extractor fan. Heated towel rail.

BEDROOM ONE

13'7" x 9'6" (4.15 x 2.92)

Dual aspect double glazed windows to front and side. Radiator.

BEDROOM TWO

10'5" x 8'4" (3.19 x 2.56)

Double glazed window to rear. Radiator.

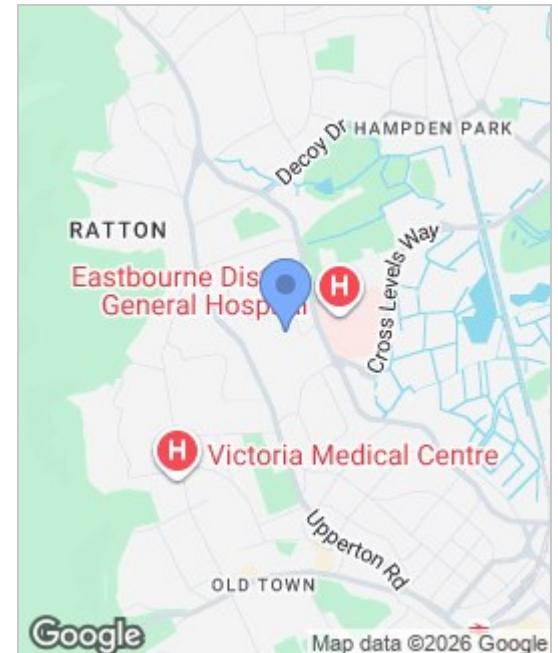
REAR GARDEN

Laid immediately as patio with raised beds, lawn and shrubs with further patio areas with far reaching views over rooftops. Gates to both sides and external power point and tap.

GARAGE

15'7" x 7'10" (4.75 x 2.41)

Up and over door. Personal door to garden. Power and light.



9 Selsfield Close



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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