



HUNT FRAME
ESTATE AGENTS

72 Jordans Lane East, Eastbourne, BN22 0LW

Price Guide £350,000



GUIDE PRICE £350,000 - £375,000. DETACHED & EXTENDED, EXTREMELY WELL PRESENTED FAMILY HOME benefiting from being at the end of this requested cul-de-sac in Lower Willingdon. Consisting of an EXTENDED RECEPTION ROOM, SEPARATE DINING ROOM & KITCHEN, also with a CLOAKROOM to the ground floor. The first floor is no less impressive with THREE BEDROOMS and a REFITTED SHOWER ROOM. Externally the rear GARDENS have been LANDSCAPED and the front aspect has OFF ROAD PARKING and access to a DETACHED GARAGE. The property comes highly recommended.

Located in a small private road at the end of Jordans Lane East. Bus services pass along Seven Sisters Road and there is a Tesco Express and other amenities at Freshwater Square, which is approximately 1/2 a mile distant. Schools in all age groups are catered for and in nearby Huggetts Lane there is a recreational ground and from Butts Lane, Old Willingdon Village, there is access to The South Downs National Park.



ENTRANCE HALL

Entrance door into the hallway, radiator, storage cupboard, wood effect laminate flooring, understairs storage cupboard, staircase to the first floor, double doors to the main reception, further door to the cloakroom

CLOAKROOM

Low level Wc with a concealed cistern, wash hand basin set in a vanity unit, corner mirrored cabinet, part tiling to walls, wood effect laminate flooring, UPVC double glazed window to the side aspect.

SITTING ROOM

17'9 x 16'5 (5.41m x 5.00m)
Extended reception making the room surprisingly spacious being dual aspect with a UPVC high level window to the side and UPVC double glazed doors with matching glazed panels to the side, opening onto and overlooking the garden, wood effect laminate flooring, two radiators with ornamental covers.

DINING ROOM

10'0 x 8'2 (3.05m x 2.49m)
UPVC double glazed window to the front aspect, radiator, wood effect laminate flooring, archway to the kitchen.

KITCHEN

10'0 x 7'8 (3.05m x 2.34m)
Fitted with a range of modern floor standing and wall mounted units with worktop space, inset one and half bowl sink unit and drainer with mixer taps, part tiling to walls, two under counter appliance spaces, plumbing and space for a washing machine, fitted single electric oven with hob and canopied extractor unit above, wall mounted boiler, radiator, UPVC double glazed windows to the front and side aspects.

LANDING

Loft access, airing cupboard, doors to the three bedrooms and refitted shower room.

BEDROOM 1

10'10 x 10'1 (3.30m x 3.07m)
UPVC double glazed windows to the front aspect, fitted double wardrobe with sliding mirror fronts, radiator.

BEDROOM 2

10'6 x 9'8 (3.20m x 2.95m)
UPVC double glazed window to the rear aspect with far reaching views, radiator.

BEDROOM 3

10'5 x 6'3 (3.18m x 1.91m)
UPVC double glazed window to the rear aspect with distant views, fitted storage cupboard with louvre fronted doors, additional storage above, radiator.

REFITTED SHOWER ROOM

Comprehensively refitted and comprising of a large walk in shower cubicle with recessed controls and shower system, glass screen to the front, fitted contemporary storage cupboards with a low level WC with a concealed cistern, wash hand basin set in a one piece top, fully tiled walls and flooring, ladder style radiator, mirror fronted cabinet, UPVC double glazed patterned window to the side aspect.

LANDSCAPED GARDENS

Improved by the current owners with a full width Indian sandstone terrace which leads to the lawn and display borders, fenced boundaries, gated side access.

DETACHED GARAGE

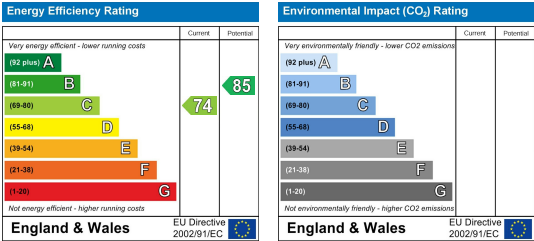
Electric roller door to the front, personal door to the side, power and light.

OFF ROAD PARKING

Driveway parking for approximately two vehicles with a turning area to the front.

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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