



157 Hazelwood Avenue, Eastbourne, East Sussex BN22 0XB



A deceptively spacious property that is situated on a corner plot with the advantage of a larger than average garden, driveway with parking for a couple of vehicles and a double detached garage. Having been extensively updated both inside and out over the past 3 years, this property provides its new owners with luxury of taking on a property in its absolute prime. Viewing is highly recommended of this wonderful family home.

· ENTRANCE	· CLOAKROOM	· EN-SUITE
· LOUNGE	FIRST FLOOR	· BEDROOM 3
· DINING ROOM	· LANDING	· BEDROOM 4
· CONSERVATORY	· BEDROOM 1	· BATHROOM
· KITCHEN	· BEDROOM 2	



Description

AP Estate Agents are proud to present this deceptively spacious 4 bedroom detached family home in the popular northern area of Eastbourne, between Willingdon and Hampden Park. The property was taken on by its current owners 3 years ago as a modernisation project and no expense has been spared to create this wonderful home, with lovely fixtures and fittings throughout, solid oak doors, new central heating and flooring installed, the list goes on.

INSIDE THE PROPERTY

You enter into a reception hallway with attractive herringbone style flooring, space for occasional furniture, understairs storage and stairs up to the first floor. Entering into the LOUNGE you are struck by the sheer size of the room stretching the entire depth of the house, it is light and bright with a beautiful marble fireplace, with double doors leading into a good size CONSERVATORY that has a sunny aspect and an excellent view of the garden, there are radiators to cater for the winter months and a polarized roof to keep the heat off during the summer. The separate DINING ROOM is a great size with a very helpful serving hatch still in place through to the kitchen, this is an excellent room in which to entertain while appreciating lovely views over the rear garden. Both reception rooms have full laminate flooring which runs seamlessly throughout, all new radiators fitted and all the reception areas are immaculately presented. The KITCHEN is luxuriously appointed with gloss grey units and sparkling quartz worktops, the room has been carefully designed for maximum storage, there are a wide range of units, space for an American fridge freezer, dishwasher and washing machine. Integrated appliances include built-in electric multi-functional single oven with warming drawer, 5-ring gas hob with extractor above, and composite sink from which you overlook the garden. Despite the comprehensive range of units you will still find space for a small table and chairs, giving some idea as to its overall size. Also on the ground floor is the convenience of a CLOAK ROOM with W/c and wash basin.

UPSTAIRS

This property has an impressive first floor landing area providing lots of space between the rooms and access to the loft which is three-quarter boarded with a light. The MAIN BEDROOM is a large double with a full wall of fitted wardrobes and overlooks the rear garden. BEDROOM 2, currently used as a guest room, has an EN-SUITE shower room, fully tiled in a stylish design, with a fully enclosed shower cubicle with a very fancy Mira shower that has body jets, hand-held shower and drenching head, as well as a wall-mounted washbasin with storage below and a heated vanity mirror above the integrated lighting. BEDROOM 3 is at the front of the property and contains a built-in double wardrobe. BEDROOM 4 has a single built-in wardrobe and still offers a great size double room. The FAMILY BATHROOM is fully tiled, with his and hers wall-mounted wash basins with storage below, matching twin tall storage cupboards, jacuzzi bath with multi jets, extra large shower enclosure with a series of different functions controlled from a wall-mounted pad, water fall drenching head and hand-held attachment.





OUTSIDE

The property sits on a plot which is arguably one of the largest in the area, due to being on the corner of Hazelwood avenue and St Davids close. The front garden is well screened by tall growing hedging creating a high degree of privacy from the road, laid to lawn with a path leading up to the front door. There is a secure gate providing access to the rear garden as well as back out to the pavement. All the soffits and guttering have been replaced with a number of water butts collecting water for the plants. The rear garden is surrounded by a boundary of hedging and high quality paneling and concrete posts and provides a fantastic outdoor space for entertaining following extensive landscaping. Just outside the back door is a BBQ area fully sheltered within a gazebo with power and water supplies nearby, the newly laid patio extends around the garden with a central area of artificial grass. To one side is a raised flower bed contained by railway sleepers providing all year round colour. A timber built SUMMERHOUSE occupies one corner, with a covered decking area in front and double glazed windows, projector mounting box and a bar within. Accessed from the rear of the garden via a double glazed door is the DOUBLE GARAGE with power and lighting, with a pitched roof with storage above head, as well as new up and over doors open out to a private driveway providing parking for a couple of cars. The garage could offer potential due to its size and position for conversion to ancillary accommodation (STPP)

ADDITIONAL INFORMATION

SERVICES: Mains Gas, Electric, Drainage, Water. Fiberoptic is in the street, with the choice for the new owner to connect if required.
COUNCIL TAX: Band D £2,416.45

DIRECTIONS: What3Words: ///risky.assume.unrealistic

Local Authority: Eastbourne

Services (not checked or tested): Mains Gas and Drainage

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: D

Offer in the Region of £500,000

Viewings

Strictly by Appointment Only



Disclaimer:

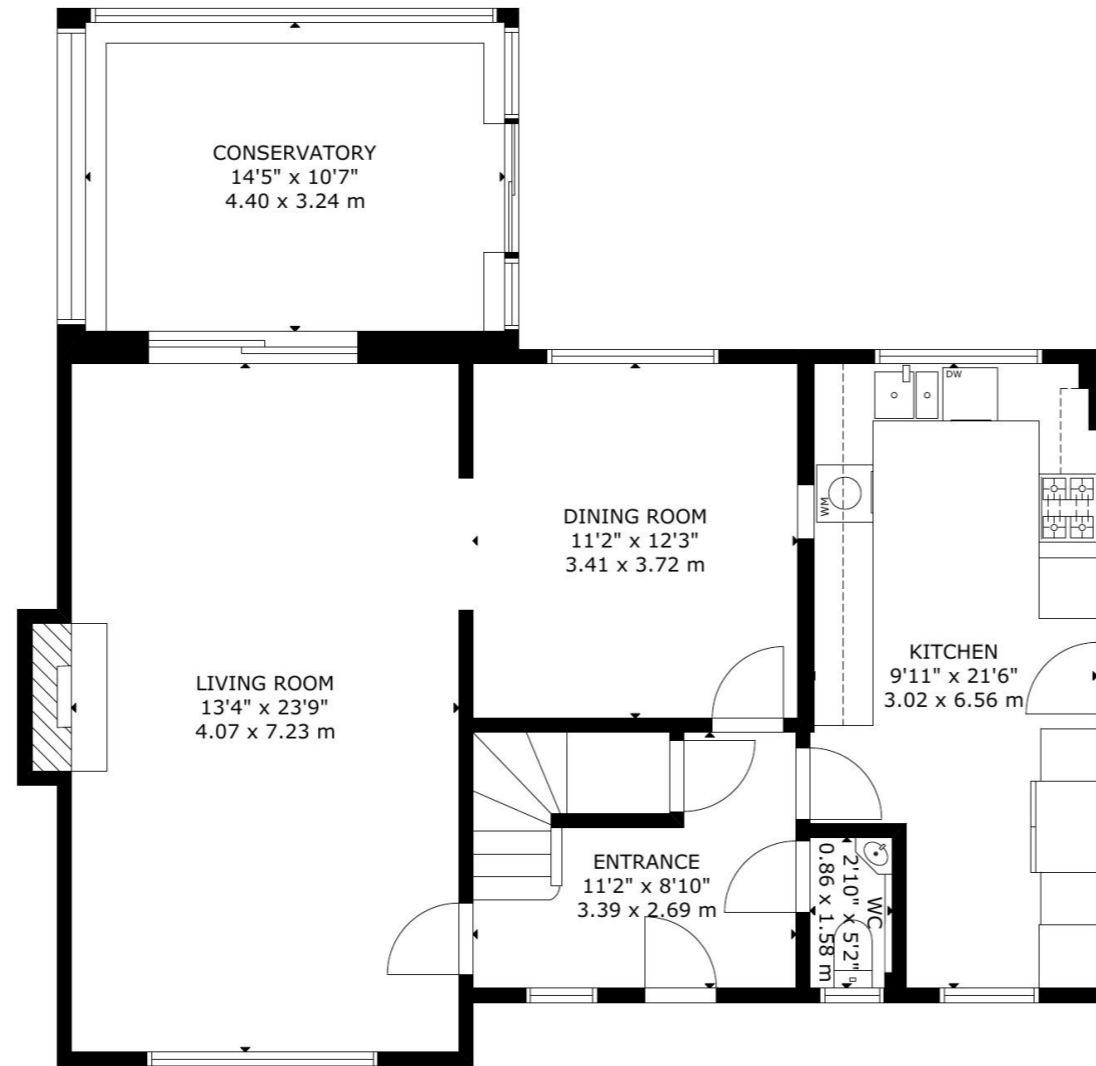
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

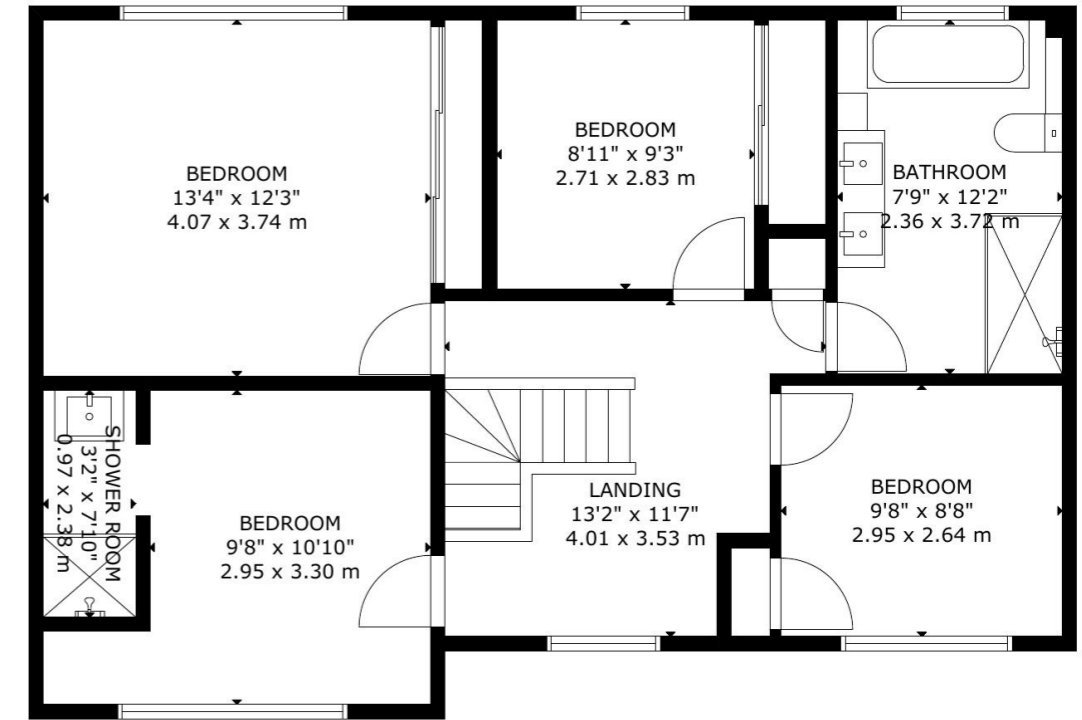
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 162 m²/1,746 sq.ft
 FLOOR 1: 90 m²/968 sq.ft, FLOOR 2: 72 m²/778 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

