



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



**new**  
instruction



## Framfield Way, Eastbourne, BN21 2QY

Freehold | House - Detached | 3 Bedrooms

CHAIN-FREE! CALLING ALL EASTBOURNE BUYERS!

Home + Castle are pleased to present this SPACIOUS 3 BEDROOM DETACHED PROPERTY conveniently situated in a popular area of Eastbourne, within walking distance of the Hospital, East Sussex College, local shops and bus routes.

This property also offers a huge opportunity to truly make it your own, with 3 BEDROOMS, multiple reception rooms and a good sized garden and an additional Annex for multi generational living. Viewing is recommended to appreciate this home.

**FOR SALE**  
**FREEHOLD**  
**£400,000**

### Approach

Mostly laid to lawn with concrete driveway. Fully glazed uPVC single door to the property. Fully glazed uPVC double door to the Annex.

Opaque double glazed window, tiled flooring, shower, WC, pedestal sink, plumbing for washing machine. Radiator and down light.

### Entrance Hall

Wooden flooring, radiator, power points, and down light. Door to

### Living room 16'2" x 10'4" (4.93 x 3.16m)

Double glazed window to front aspect, ceiling light, radiator and power points. Access to Dining room.

### Dining room 11'5" x 11'0" (3.50 x 3.36m)

Double glazed sliding doors, solid wood flooring, ceiling light, radiator and power points. Door to

### Kitchen 10'9" x 13'6" (3.28 x 4.14m)

A range of base, wall and drawer units with integrated appliances including dishwasher, oven, gas hob, cooker hood, plus 1 and 1/2 bowl stainless steel sink. Double glazed window to the rear aspect, tiled flooring, down lights and power points.

### Garden

Mostly laid to lawn with patio areas and shed.

### Bedroom 1 13'4" x 10'4" (4.08 x 3.16m)

Double glazed window to the rear aspect, ceiling fitted light, carpet, fitted mirrored wardrobes, radiator and power points.

### Bedroom 2 11'7" x 9'4" (3.54 x 2.86m)

Dual aspect double glazed windows to the front of the property, ceiling fitted light, carpet, fitted mirrored wardrobes, radiator and power points.

### Bedroom 3 8'9" x 10'4" (2.69 x 3.15m)

Dual aspect double glazed windows, carpet, ceiling fitted light, radiator and power points.

### Shower room 4'11" x 5'3" (1.52 x 1.61m)

Double glazed opaque window, tiled flooring, chrome ladder style radiator, shower, vanity unit sink with stainless steel taps, WC and down lights.

### Separate WC 5'1" x 2'10" (1.56 x 0.88m)

Double glazed opaque window, tiled flooring, ladder style radiator, pedestal sink, WC and down light.

### Annex

#### Annex room 1 7'11" x 14'2" (2.43 x 4.34m)

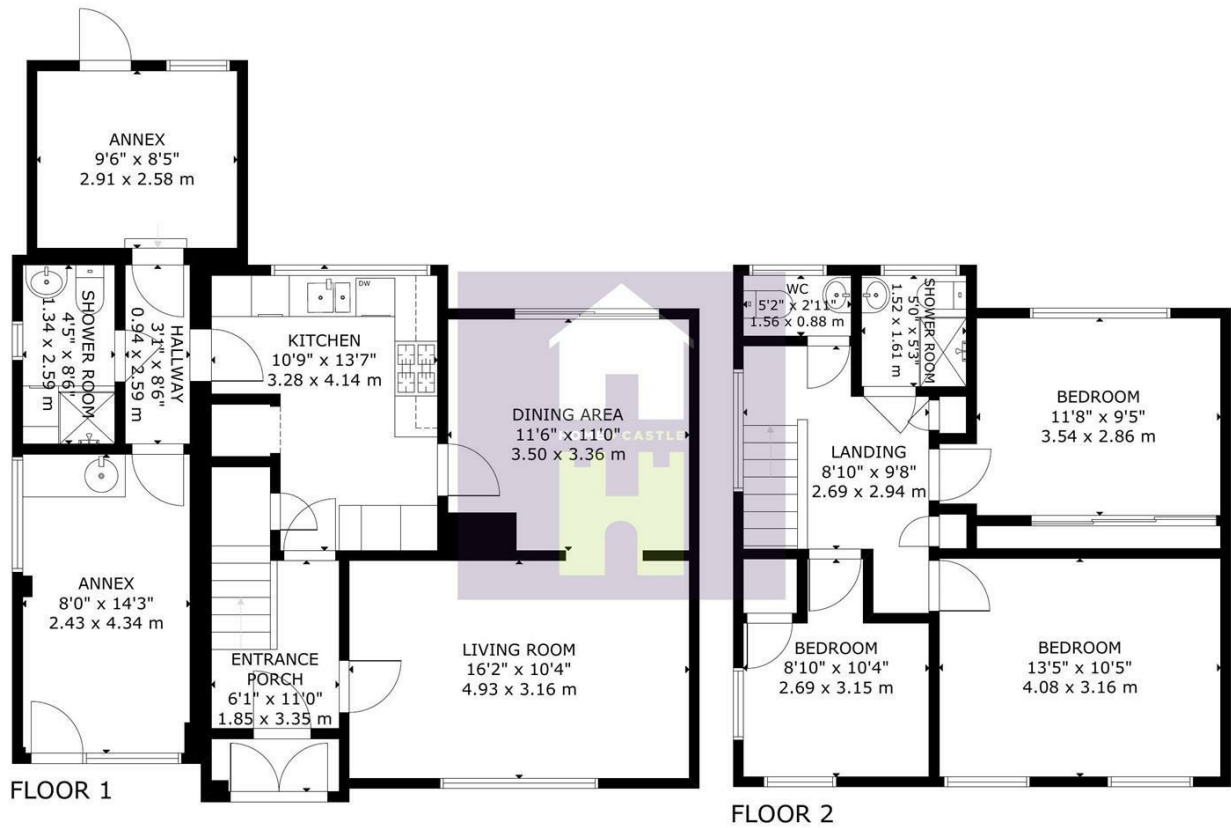
Double glazed windows to the side aspect, wood effect laminate flooring, power points and unit with stainless steel sink.

#### Annex room 2 9'6" x 8'5" (2.91 x 2.58m)

Double glazed window to the rear aspect, wood effect laminate flooring, down light radiator and power points.

#### Annex shower room 4'4" x 8'5" (1.34 x 2.59m)

# Floor Plan

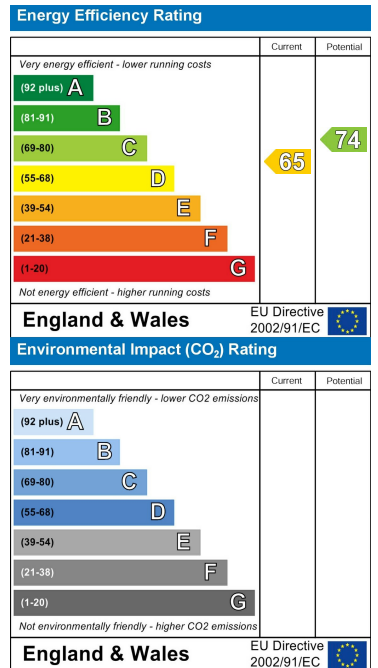


GROSS INTERNAL AREA  
 TOTAL: 124 m<sup>2</sup>/1,340 sq ft  
 FLOOR 1: 76 m<sup>2</sup>/822 sq ft, FLOOR 2: 48 m<sup>2</sup>/518 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.