



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED

new
instruction



Hazelwood Avenue, Eastbourne, BN22

Freehold | House | 3 Bedrooms

Home + Castle are pleased to advertise this immaculately presented 3 bedroom mid-terrace property with good sized rooms throughout, gas central heating and double glazing. Features include office/study area and a bedroom which has been divided in two offering a wide variety of options for a young family. Gardens front and rear. Close to local schools, shops and bus services.

FOR SALE
FREEHOLD
£300,000

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Front of Property

Large area of well maintained lawn with path to front door. Border for plants. Outside tap.

Hallway

Wood effect vinyl flooring, wall lights, under-stairs storage area, cupboard with power points plus a 2nd cupboard for additional storage.

Living Room 15'2" x 10'8" (4.62m x 3.25m)

Double glazed French doors to patio and garden. Pendant light, wall lights x 2, radiator, electric fire plus wood effect laminate flooring.

Dining Room 11'10" x 7'2" (3.61m x 2.18m)

Double glazed window to front of property, radiator with cover, power point and ceiling light.

Kitchen 11'10" x 7'7" (3.61m x 2.31m)

Wide range of wall and base cupboards, drawers and plenty of work surfaces. Space for tall fridge freezer, plumbing for washing machine and dishwasher plus space for 5 ring gas hob and electric oven. Potterton wall mounted boiler. Part tiled walls, ceiling spotlights and double glazed window to front of property.

Office/Study 7'3" x 6'1" (2.21m x 1.85m)

Double glazed door to patio and rear garden, power points and downlights. Wood effect vinyl flooring.

WC 5'7" x 2'9" (1.70m x 0.84m)

WC, basin with vanity unit and wall mirror. Part tiled walls, tiled floor, ceiling light and high level double glazed opaque window to front of property.

Stairs to 1st Floor

Carpet.

Landing 8'8" max x 6'3" max (2.64m max x 1.91m max)

Wall light, carpet and airing cupboard. Loft hatch.

Bedroom 1 12'5" x 11'5" (3.78m x 3.48m)

Double glazed window to front of property, power points, pendant light, built-in double wardrobe with shelving and hanging rails. Carpet.

Bedroom 2 13'1" x 9'1" (3.99m x 2.77m)

Double glazed window to rear of property, power points, pendant light and radiator. Carpet.

Bedroom 3 9'4" x 7'5" (2.84m x 2.26m)

This bedroom has been partitioned with a stud wall to create a bedroom which also incorporates a separate play room. The stud wall could easily be removed to revert to one large double bedroom. Pendant light, power points, carpet and double glazed window to rear.

Play Area/Room 9'4" x 6'8" (2.84m x 2.03m)

This play area is part of bedroom 3. Being used by the current owner as an additional bedroom. Power points, pendant light and carpet.

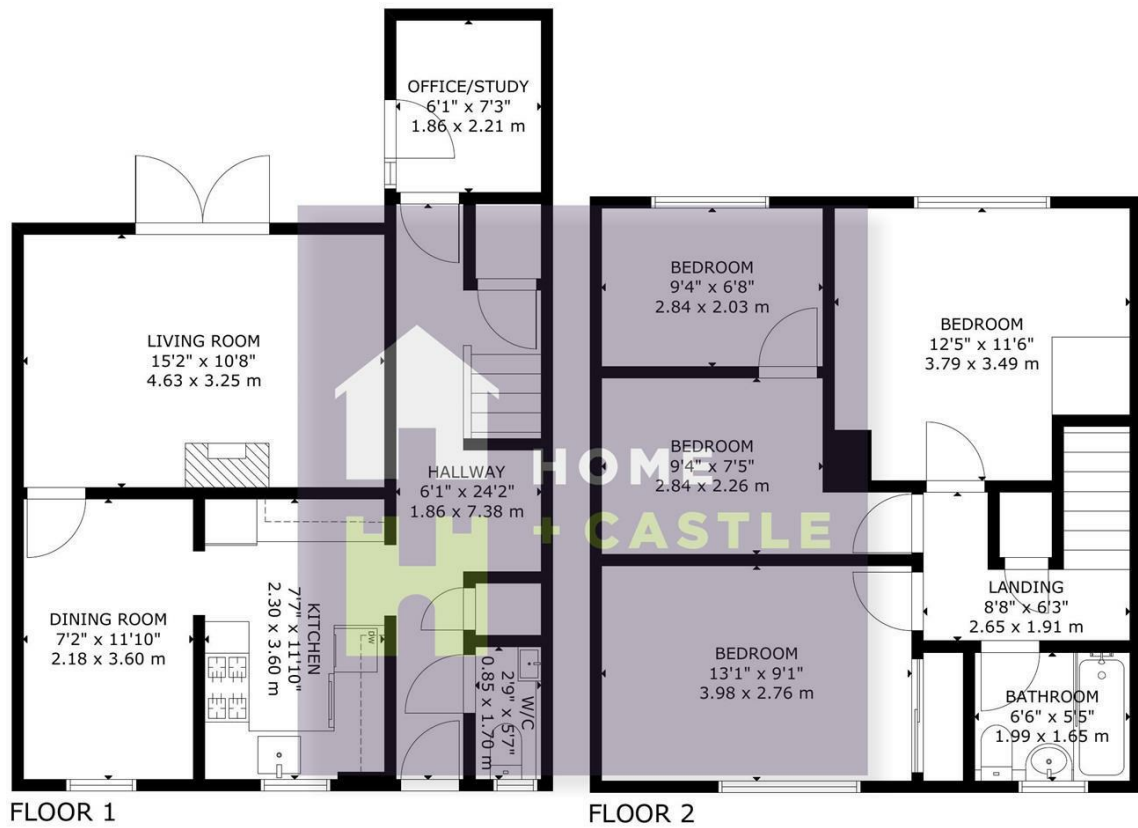
Bathroom 6'6" x 5'5" (1.98m x 1.65m)

Modern suite featuring bath with mixer taps, riser kit and shower screen. WC, basin, fully tiled walls, tiled floor, chrome ladder style radiator, wall cabinet and ceiling light. Opaque high level window to front of property.,

Rear of Property

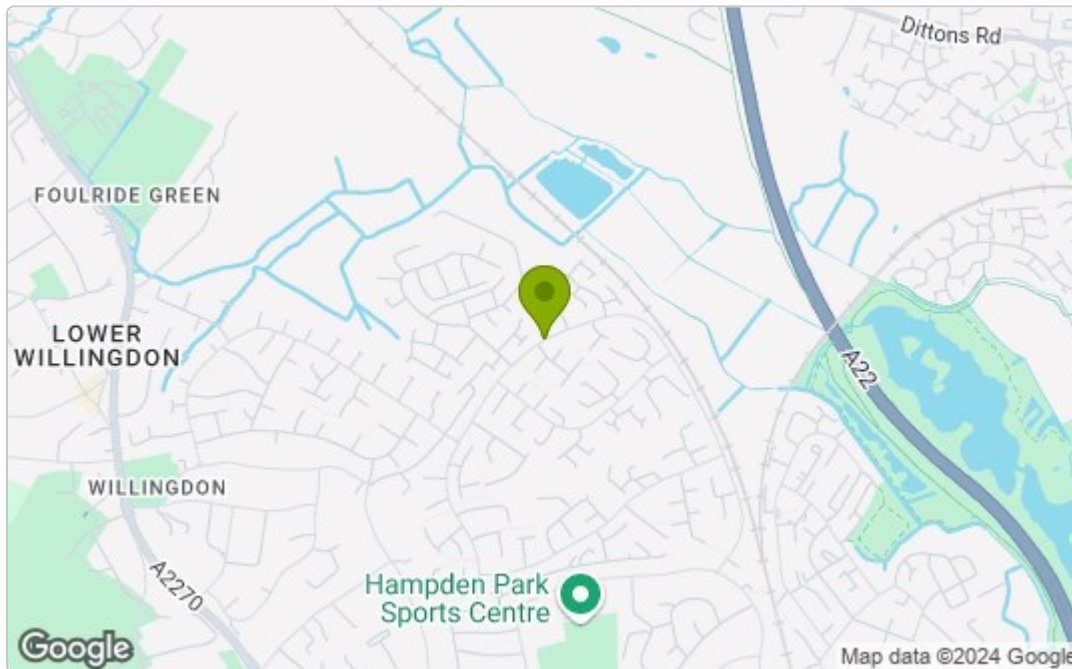
South Westerly facing garden so plenty of sunshine. Patio with good sized area of lawn and border for planting. 2 Sheds plus door offering access to the office/study. Gate at bottom of garden offering access from the rear.

Floor Plan

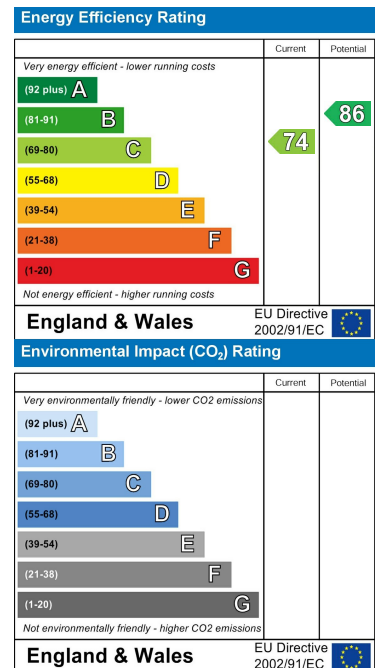


GROSS INTERNAL AREA
 TOTAL: 102 m²/1,091 sq.ft
 FLOOR 1: 52 m²/555 sq.ft. FLOOR 2: 50 m²/536 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUALS MAY VARY

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.