

# HUNT FRAME

ESTATE AGENTS

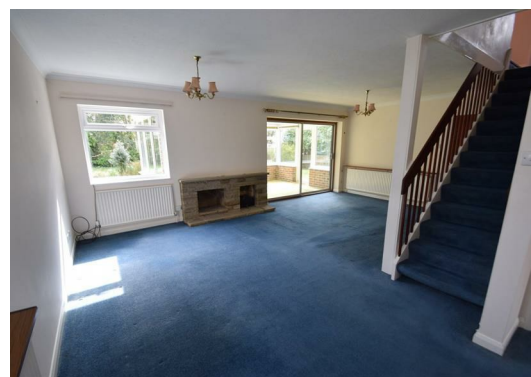


## 8 The Outlook, Eastbourne, BN20 0AR

£595,000



Set within this exclusive close, off Old Willingdon Road, a DETACHED 2/3 bedroom chalet style property available with vacant possession occupying a level plot of 0.27 acre, (TBV). The accommodation comprises 21'4 lounge, conservatory, kitchen, dining room/bedroom three, ground floor cloakroom, two first floor bedrooms and bathroom. Also benefitting from an integral garage, DRIVEWAY PARKING AND A 100' REAR GARDEN.



Double glazed front door to:

### Entrance Porch

Further glazed door to:  
Entrance Hall

### Entrance Hall

Radiator, built in cloaks/storage cupboard.

### Cloakroom

Suite comprising low level wc, wash basin, radiator. Electric shaver point, part tiled walls.

### Lounge/Dining Room

21'5 x 17'9 narrowing to 15' (6.53m x 5.41m narrowing to 4.57m)  
Stone fireplace, three radiators, TV point, double glazed window rear and secondary glazed window to side, stairs rising to first floor, sliding patio doors to:

### Conservatory

15'7 x 10'2 (4.75m x 3.10m)  
Part brick built with double glazed windows and doors overlooking and leading to rear garden. Radiator.

### Kitchen

10 x 7'10 (3.05m x 2.39m)  
Fitted in a range of wall and base mounted cupboards and drawers. Work surfaces with inset sink and drainer unit. Fitted electric oven and hob. Double glazed window to front, wall mounted gas boiler, door to:

### Utility Room

Doors to the front and rear of the property.

### Bedroom Three/Second reception room

11'1 x 11' (3.38m x 3.35m)  
Double glazed window to front, radiator.

### First Floor Landing

Airing cupboard, eaves storage cupboard, loft access.

### Bedroom Two

11'6 x 11'2 (3.51m x 3.40m)  
Built in wardrobe, door to eaves storage cupboard, radiator, double glazed window to front.

### Bedroom Three

11'6 x 11'1 (3.51m x 3.38m)  
Built in wardrobe, door to eaves storage cupboard, radiator, double glazed window to rear.

### Bathroom

Suite comprising panelled bath, low level wc, wash basin, bidet, part tiled walls, radiator, electric shaver point, wall light, double glazed window to side.

### Garage

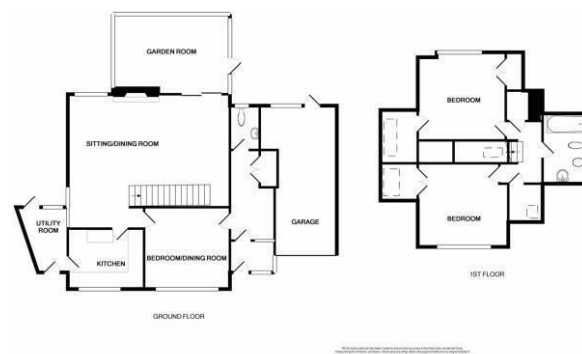
19'3 x 7'7, widening to 10'1 (5.87m x 2.31m, widening to 3.07m)  
Metal up and over door, power and light, plumbing point for washing machine, door to rear garden.

### Outside

Driveway providing off road parking, leading to integral GARAGE.

Front garden, laid as lawn.

Rear Garden extending to approximately 100' in length, being laid to lawn with mature borders, patio area, gated side access.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(81-91) B		84	(92 plus) A	(81-91) B		
(69-80) C	(55-68) D	67		(69-80) C	(55-68) D		
(39-54) E	(21-38) F			(39-54) E	(21-38) F		
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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