

# HUNT FRAME

ESTATE AGENTS



**9 Kilda Street, Eastbourne, BN22 8JS**

**Price Guide £284,950**



A delightful MID TERRACED VICTORIAN property, updated in recent times by the current owners and providing SPACIOUS ROOMS and character detail associated with the period. The property consists of a SITTING ROOM, a DINING ROOM, a REFITTED KITCHEN, THREE FIRST FLOOR BEDROOMS and a REFITTED BATHROOM. Externally there is a larger than average garden to the rear and a walled garden to the front.

The property is located in the POPULAR SEASIDE AREA of Eastbourne, literally seconds from the lovely recreation ground and within a SHORT WALK of the SEAFRONT. Close to a large number of local amenities to include shops, leisure amenities, buses and other transport links. Schools for all age groups are also readily available.



## ENTRANCE

UPVC double glazed entrance door to lobby, further door to hall.

## HALL

Radiator, door to receptions and kitchen.

## SITTING ROOM

Bay fronted double glazed window to the front aspect, chimney, radiator, picture rails, archway to Dining Room.

## DINING ROOM

Radiator, double glazed window to the rear aspect, picture rails, door to kitchen.

## KITCHEN

Refitted kitchen with a range of shaker style, cream fronted wall mounted and floor standing units with complementary roll edge worktops, inset AEG double oven with matching four ring hob above, canopied stainless steel extractor, single drainer sink unit, tiled splashback, wall mounted gas boiler, plumbing and space for dishwasher and washing machine, radiator, space for upright fridge freezer, under stairs storage cupboard, dual aspect with UPVC double glazed windows to the rear and side aspects, double glazed UPVC door giving access to the garden.

## LANDING

Staircase to the first floor, half landing, doors to bedrooms one, two and three and bathroom.

## BEDROOM 1

Two UPVC double windows to the front aspect. Twin radiators, professionally fitted wardrobes with three double door access with storage above.

## BEDROOM 2

UPVC double glazed window to the rear aspect, radiator.

## BEDROOM 3

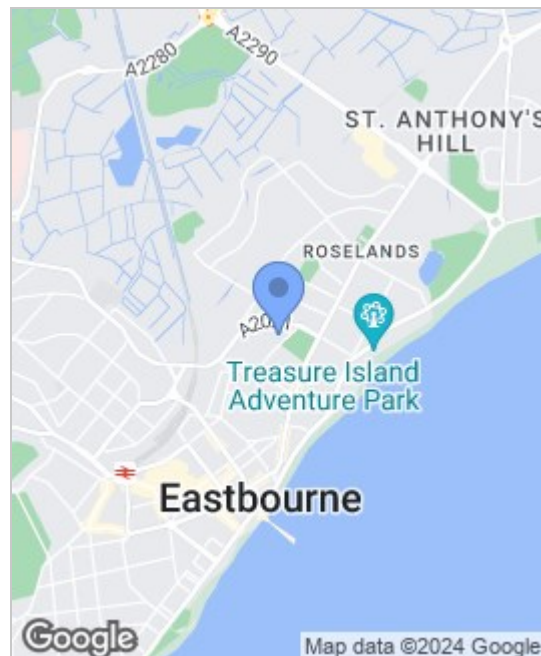
Radiator, UPVC double glazed window to the side aspect.

## BATHROOM

Comprising of a refitted bathroom suite in the Victorian style with matching tiled flooring, low-level WC, pedestal wash hand basin, Panelled bath with handheld shower attachment and folding shower screen, upright ladder style radiator, UPVC double glazed frosted window to the rear aspect.

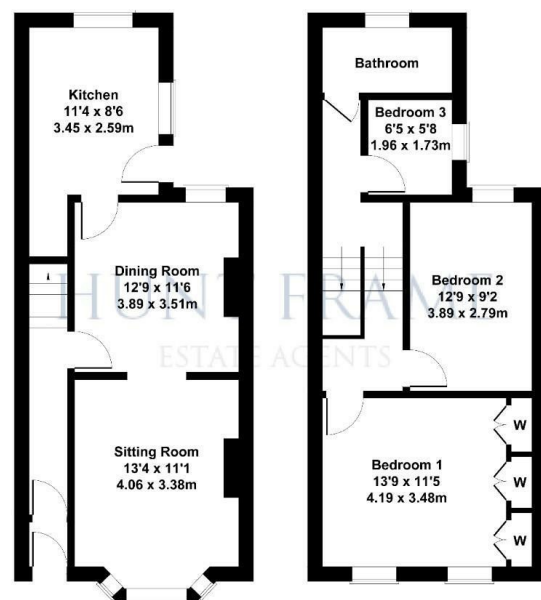
## OUTSIDE

Rear Garden - Area of terrace, gated rear access, remainder laid to display builders fenced and walled boundaries. Front Garden - Walled with a stone display area.



### 9 Kilda Street

Approximate Gross Internal Area  
914 sq ft - 85 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.

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

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

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