

HUNT FRAME

ESTATE AGENTS



23 St. Lucia Walk, Eastbourne, BN23 5SY

Price Guide £350,000



PRICE GUIDE £350,000 - £365,000. CHAIN FREE. Located in the South Harbour, within easy reach of the marina, restaurants, bars, and the Crumbles Shopping Complex. A spacious, THREE BEDROOM house, with double glazed conservatory, en-suite shower room, ground floor cloakroom, Lounge and KITCHEN/DINING ROOM. Also benefitting from gas central heating, double glazing, GARAGE and PARKING SPACE.



ENTRANCE HALL

With double glazed entrance door, radiator, stairs to first floor with storage cupboard beneath.

CLOAKROOM

Double glazed window to front, radiator, part tiled walls, hand basin, low level wc.

LOUNGE

15 x 10'1 (4.57m x 3.07m)

Double glazed window to front, radiator, television point, two wall light points, fitted electric 'coal' effect fire with marble effect hearth and inset with timber mantel surround, two wall light points.

KITCHEN/DINING ROOM

17'8 x 10'11 (5.38m x 3.33m)

Double glazed French doors and window to rear. Fitted with a range of wall and base mounted units, with contrasting work surfaces and inset one and a half bowl single drainer sink unit and tiled splash backs.

Fitted electric oven and gas hob with extractor hood. Plumbing points and spaces for washing machine and dish washer, further space for upright refrigerator/freezer.

Tiled flooring to kitchen area.

CONSERVATORY

11'2 x 7'6 (3.40m x 2.29m)

Of double glazed construction with ceiling light/fan and radiator. Patio doors to rear garden.

First Floor Landing

Airing cupboard housing gas combi boiler (installed 2023), radiator, loft access.

BEDROOM 1

13'11 x 10 (4.24m x 3.05m)

Double glazed window to front, radiator, telephone point.

EN-SUITE

Shower enclosure, pedestal hand basin, low level wc, radiator, shaver point, part tiled walls.

BEDROOM 2

10'5 x 10 (3.18m x 3.05m)

Double glazed window to rear, radiator.

BEDROOM 3

8'11 x 6'11 (2.72m x 2.11m)

Double glazed window to rear, radiator, built in wardrobe.

BATHROOM

Double glazed window to rear, panelled bath with shower over, pedestal hand basin, low level wc, radiator, shaver point, extractor fan. Part tiled walls and flooring.

GARAGE

16'3 x 7'11 (4.95m x 2.41m)

With up-and-over door, power and light. Personal door to rear garden.

PARKING SPACE

Located directly in front of the garage.

FRONT GARDEN

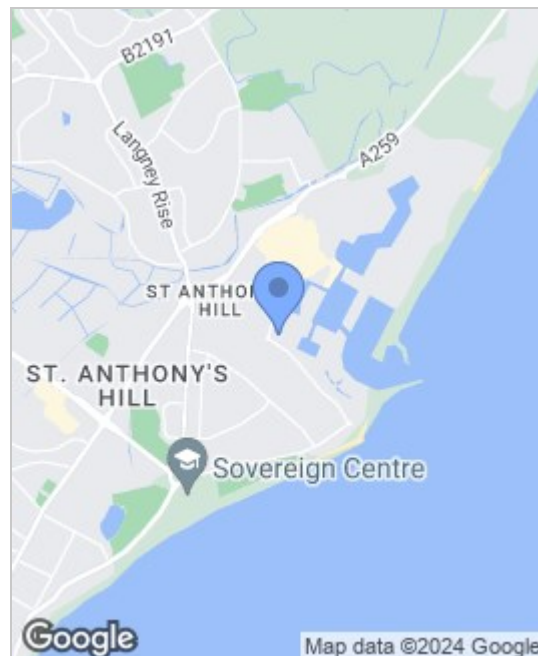
Pebbled shrub beds with paved pathway to entrance.

REAR GARDEN

Paved and fenced, with raised shrub bed.

Harbour Charge

£340.05 per annum.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	78		87
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.