

HUNT FRAME

ESTATE AGENTS



6 Chamberlain Road, Eastbourne, BN21 1RU

£395,000



Now requiring general updating, a spacious THREE BEDROOM semi-detached house, with TWO SEPARATE RECEPTION ROOMS, conveniently located in POPULAR OLD TOWN, just off Albert Parade. Local shops, schools and bus routes are all close at hand, and the property has OFF ROAD PARKING and a 90' (approx) rear garden. CHAIN FREE.



ENTRANCE PORCH

With double glazed door and further glazed door to:

ENTRANCE HALL

12'6 x 4'6 (3.81m x 1.37m)

Electric heater, stairs rising to first floor with cupboard beneath.

LOUNGE

15'8" into bay x 11'7" (4.78m into bay x 3.53m)

Double glazed bay window to front, stone fire surround and hearth, fitted display shelving.

DINING ROOM

12'3 x 11'10 (3.73m x 3.61m)

Double glazed patio door to rear garden. stone fire surround.

KITCHEN

8'6 x 7'6 (2.59m x 2.29m)

Double glazed window to rear, double glazed window and door to side. Fitted with base mounted units with inset single drainer, stainless steel sink unit, larder cupboard.

First floor landing

Electric heater, double glazed window to side, loft access.

BEDROOM 1

15'8 into bay x 11'7 (4.78m into bay x 3.53m)

Double glazed bay window to front, fire surround.

BEDROOM 2

11'7 x 7'6 (3.53m x 2.29m)

Double glazed window to rear, built in wardrobe, fire surround.

BEDROOM 3

11'7 x 7'6 (3.53m x 2.29m)

Double glazed window to front, fitted cupboard.

BATHROOM

Double glazed window to rear, white panelled bath and pedestal hand basin, airing cupboard.

CLOAKROOM

Double glazed window to side, low level wc.

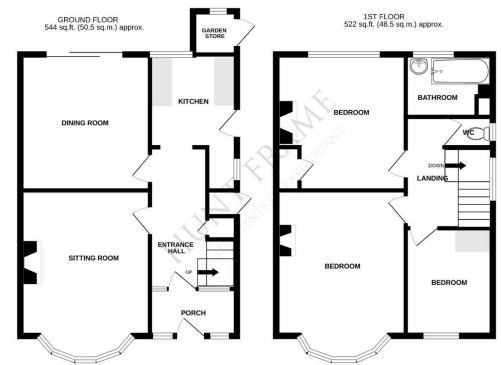
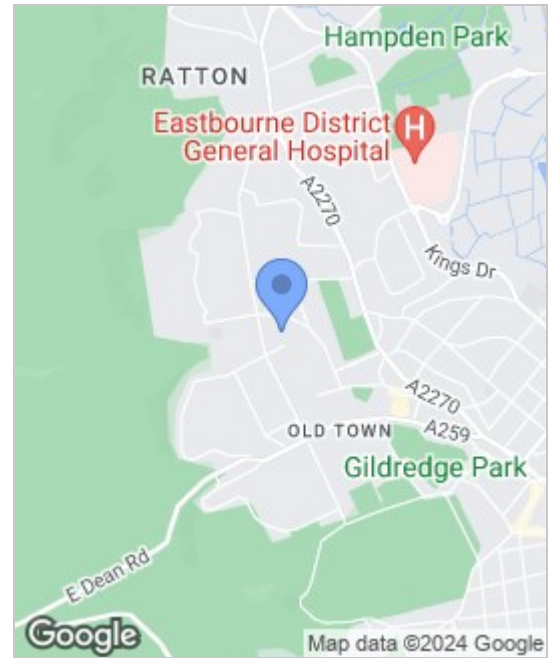
DRIVEWAY PARKING

Block paved driveway providing off road parking with adjacent flower bed.

REAR GARDEN

90' approximately (27.43m approximately)

With South Easterly aspect, lawn, flower and shrub beds, and summer house.



TOTAL FLOOR AREA: 1066 sq ft (99.0 sq m) approx.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	22

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