

HUNT FRAME

ESTATE AGENTS



371 Seaside, Eastbourne, BN22 7RP

Price Guide £285,000



A DELIGHTFUL MID TERRACE house, BEAUTIFULLY PRESENTED by the current owners with SURPRISINGLY SPACIOUS TWO BEDROOM accommodation over two floors. Benefiting from a RE-DECORATED SITTING ROOM, LARGE REFITTED KITCHEN/BREAKFAST ROOM, a UTILITY ROOM and SEPARATE WC. TWO BEDROOMS to the first floor with a REFITTED BATHROOM. Externally there are LANDSCAPED GARDENS to the rear with the added bonus of a DETACHED GARAGE,

This LOVELY residence not only offers contemporary and comfortable living but also provides convenient access to local shops, buses, Princes Park, and the picturesque Eastbourne seafront and comes HIGHLY RECOMMENDED.



ENTRANCE

Entrance door with glazed panels, access into lobby, staircase to the first floor, wood panelling to walls, door to.

SITTING ROOM

13'2 x 11'9 (4.01m x 3.58m)

Well presented sitting room with a UPVC double glazed window to the front aspect, radiator, fireplace display recess, under stairs storage cupboard, wood panelling in part to walls, replacement door to.

KITCHEN/BREAKFAST ROOM

15'4 x 10'8 (4.67m x 3.25m)

Delightfully presented light and airy kitchen/breakfast room with an extensive range of floor standing and wall mounted units in contemporary colours with wood block workshops, inset one and half bowl ceramic sink unit with mixer tap and drainer, Victorian style tiled splashbacks, four ring gas hob with extractor unit over, eye level fitted oven, radiator, space for breakfast/dining table, feature fireplace with mantle, chestnut wood effect flooring, large double glazed UPVC picture window overlooking the rear gardens, wooden door to

UTILITY ROOM

12'1 x 4'1 (3.68m x 1.24m)

Plumbing and space for washing machine and dryer, space for an upright fridge/freezer, large ceramic butler sink unit, wall mounted boiler, radiator, matching chestnut wood effect flooring, door to WC, UPVC double glazed windows overlooking the gardens with a double glazed UPVC door giving access to the same.

SEPARATE WC

Comprising of a low-level WC with concealed cistern, corner pedestal wash hand basin, tiled floor, radiator, extractor fan, double glazed window to the rear elevation.

FIRST FLOOR

Staircase rising to the first, loft access, radiator, doors off to both bedrooms and bathroom.

BEDROOM 1

15'9 x 12'0 (4.80m x 3.66m)

Spacious principal double bedroom with a double glazed window to the front aspect, radiator, storage cupboard.

BEDROOM 2

10'8 x 8'6 (3.25m x 2.59m)

Double glazed window to the rear aspect overlooking the gardens, radiator.

FAMILY BATHROOM

7'7 x 6'8 (2.31m x 2.03m)

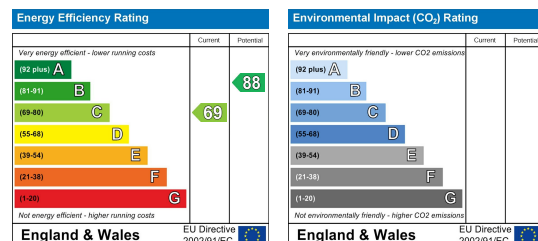
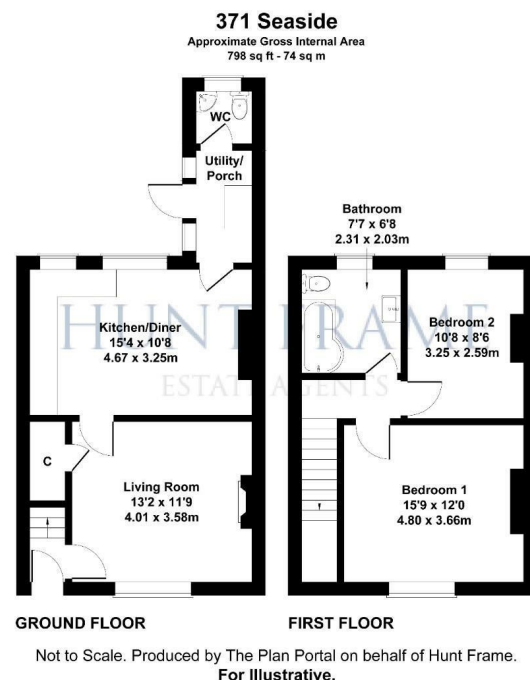
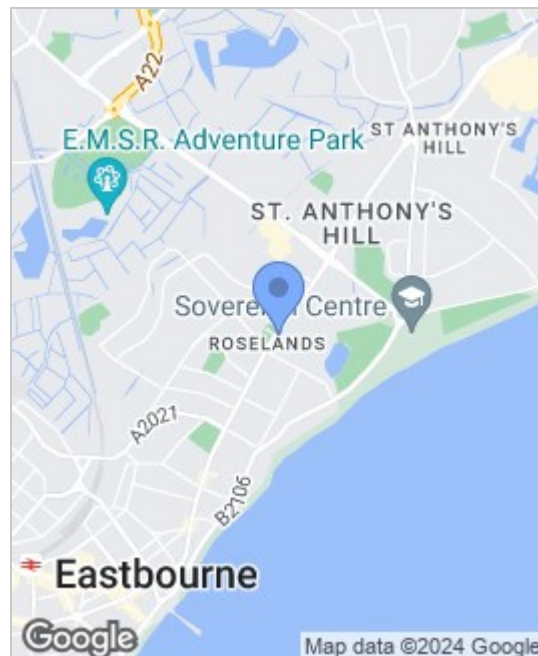
Refitted suite comprising of a panelled bath with shower screen and shower unit, low-level WC with concealed cistern, wash hand basin in a vanity unit with cupboards and drawers with mixer tap over, Victorian style tiled splash back and matching part tiling to walls, tiled floor, ladder style chrome radiator, UPVC double glazed patterned window to the rear elevation.

REAR GARDEN

Landscaped by the owners and providing for a large paved terrace with a wall to the side, a path leads to the rear of the gardens with slate display beds and borders, gated rear access access, door to the detached garage.

GARAGE

Previously having double doors onto Archery Lane which could be reinstated, ideal for storage or for use as a workshop etc.



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.