

HUNT FRAME

ESTATE AGENTS



42 Enys Road, Eastbourne, BN21 2ED

£650,000



A substantial SIX BEDROOM detached period property, retaining character features and set within mature, southerly gardens with DETACHED STUDIO/LARGE GARAGE. Although requiring some improvement, the spacious accommodation comprises THREE RECEPTION ROOMS, a modern kitchen/breakfast room with utility room and pantry, two bathrooms, an en-suite shower room and separate cloakroom. Located within a mile of the town centre and seafront, viewing is highly recommended.



RECEPTION HALL

Stairs rising to first floor with storage cupboard beneath, two radiators, door to the rear garden.

SITTING ROOM

16 x 14 (4.88m x 4.27m)

With sash bay window to front, radiator, marble fire surround with gas coal effect fire.

DINING ROOM

16 x 13'2 (4.88m x 4.01m)

With sash bay window to front, radiator, period style fire surround with gas coal effect fire.

FAMILY ROOM

14'9 x 14'6 (4.50m x 4.42m)

With sash bay window to rear, radiator, period style fire surround with gas coal effect fire.

KITCHEN/BREAKFAST ROOM

13' x 13' (3.96m x 3.96m)

With two windows to side, fitted with a range of wall and base mounted units with quartz work surfaces and one and a half bowl sink unit, fitted electric range style cooker and hob, with extractor over, walk in pantry.

UTILITY ROOM

10'4 x 8'2 (3.15m x 2.49m)

Plumbing point for washing machine, door to garden, airing cupboard housing the gas boiler and hot water cylinder.

FIRST FLOOR LANDING

Stairs rising to second floor.

BEDROOM ONE

14' x 13'4 (4.27m x 4.06m')

Victorian style marble fireplace. Radiator.

CLOAKROOM

Window to rear, low level wc, wash hand basin.

BEDROOM TWO

14'10 x 12'9 (4.52m x 3.89m)

Radiator.

BEDROOM THREE

12'2 " x 12' (3.71m " x 3.66m)

Window to front. Radiator. Door to:

EN-SUITE SHOWER ROOM

Window to side. Suite comprising shower

cubicle. Wash hand basin. WC. Towel rail. Door to external staircase.

BEDROOM FOUR

13' x 12' (3.96m x 3.66m)

Period style fireplace. Radiator.

BEDROOM FIVE

13'5 x 12' (4.09m x 3.66m)

Period style fireplace surround. Radiator.

STUDY/BEDROOM SIX

13'5 x 12' (4.09m x 3.66m)

Period style fireplace. Radiator.

PRINCIPLE BATHROOM

Fitted with a Victorian style roll top bath with claw feet. Corner shower enclosure. Wash hand basin. WC. Radiator/towel rail.

SECOND BATHROOM

Suite comprising large walk-in shower cubicle. Wash hand basin, WC. Radiator. Access to walk in store cupboard.

SEPERATE WC

EXTERNALLY

REAR GARDEN

60' approx (18.29m approx)

Southerly aspect. Mainly laid to lawn with mature shrubs and trees and two areas of timber decking.

DETACHED GARAGE/STUDIO

20'9 x 17'4 (6.32m x 5.28m)

Automatic roller door. With kitchen area and shower room/wc.

AGENTS NOTE

Repairs to a leaking roof gully have been undertaken, but internal redecoration is required.



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	
	70		
	40		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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