

# HUNT FRAME

ESTATE AGENTS



**148 Seven Sisters Road, Eastbourne, BN22 0PA**

**Price Guide £330,000**



THREE BEDROOMED SEMI-DETACHED FAMILY HOME in the ever popular Willingdon area of Eastbourne. Benefiting from an OPEN DOUBLE RECEPTION with MODERN KITCHEN and CONSERVATORY. The first floor is no less impressive with the three bedrooms and FAMILY BATHROOM. Externally there enclosed GARDENS, OFF ROAD PARKING and a GARAGE. OFFERED CHAIN FREE.

Located in the sought after Willingdon area of Eastbourne with good access to local schools, shops, buses and South Downs.



## PORCH

Double glazed entrance porch with a glazed patterned window to the front with matching door side, double storage cupboard with louvre fronted doors, wooden glaze door into

## LOBBY

Radiator, staircase to the first floor, double opening wooden glazed into the reception.

## SITTING ROOM

15'1 x 13'4 (4.60m x 4.06m)

UPVC double glazed window to the front aspect, fireplace WITH matching hearth and surround, radiator, under stairs storage cupboard, open to the dining area.

## DINING ROOM

8'1 x 7'9 (2.46m x 2.36m)

Radiator, sliding UPVC double glazed doors overlooking and giving access to the conservatory, doorway to the kitchen.

## KITCHEN

8'6 x 8'0 (2.59m x 2.44m)

Range of floor standing and wall mounted units with roll edge worktop space, tiled splashbacks, inset electric oven with four ring hob and canopied stainless steel extractor over, space for a washing machine, tile effect flooring, UPVC double glazed window to the rear aspect with views over the garden.

## CONSERVATORY

9'2 x 6'4 (2.79m x 1.93m)

Brick construction with a glazed roof, double glazed window overlooking the garden, sliding patio doors giving access to the same.

## LANDING

Staircase rising to the first floor, large cupboard with louvre fronted double doors, UPVC double glazed window to the side aspect, doors off bedrooms and bathroom.

## BEDROOM 1

11'6 x 10'3 (3.51m x 3.12m)

UPVC double glazed window to the rear aspect, radiator storage cupboard.

## BEDROOM 2

10'2 max x 9'7 (3.10m max x 2.92m)

UPVC double glazed window to the front aspect, radiator storage cupboard.

## BEDROOM 3

8'0 x 6'3 (2.44m x 1.91m)

UPVC double glazed window to the front aspect, radiator, storage cupboard over the stairwell.

## BATHROOM

Comprising of a panelled bath with shower attachment, low-level WC, pedestal wash hand basin, part tiling to walls, UPVC double glazed pattern window to the rear aspect, heated chrome ladder style radiator.

## GARDENS

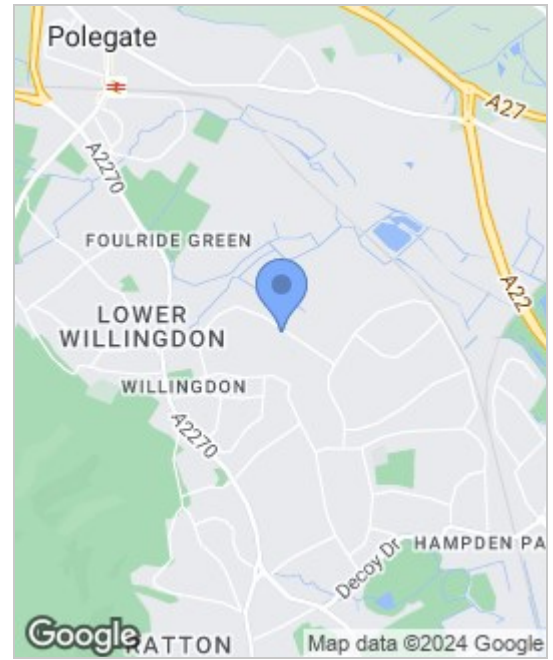
Large paved terrace with pathway to the gated rear access, remainder mainly laid to lawn, fenced boundaries, raised edge borders, personal door to garage.

## GARAGE

Up and over door front, power and light, personal door to the gardens.

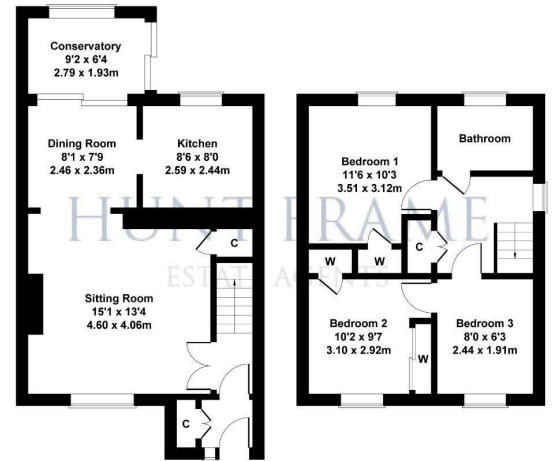
## FRONT GARDEN

Off road parking for two vehicles, remainder laid to lawn, display borders.



### 148 Seven Sisters

Approximate Gross Internal Area  
1003 sq ft - 93 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
69	88

Very energy efficient - lower running costs

Very energy efficient - lower running costs

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

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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