

HUNT FRAME

ESTATE AGENTS



3 Kilpatrick Close, Eastbourne, BN23 8HN

£214,950



A WELL PRESENTED, FREEHOLD, BACK TO BACK HOUSE, located in the favoured North Langney area of Eastbourne. Considered ideal for first time buyers, downsizers, first time movers or investors alike, the accommodation consists of ENTRANCE PORCH, SITTING ROOM, MODERN KITCHEN and DOUBLE BEDROOM with a MODERN BATHROOM. There is also a PRIVATE GARDEN to the side of the property and an ALLOCATED PARKING SPACE. Offered CHAIN FREE.

Situated to the east side of Friday Street and conveniently located for the extended Langney Shopping Centre and public transport with links into Eastbourne Town Centre which has an array of shops, restaurants, leisure facilities, an award winning seafront and mainline station with direct links into London. Nearby schools include West Rise, Pevensey and Westham, and Stone Cross.



PORCH

Double glazed entrance porch with a UPVC double glazed entrance door with a matching double glazed window to the side, storage area, UPVC double glazed door into the sitting room.

SITTING ROOM

12'5 max x 12'6 plus bay (3.78m max x 3.81m plus bay)

Large double glazed leaded light bay window to the front aspect, radiator, staircase to the first floor, bi-fold to the kitchen.

KITCHEN

9'2 x 6'0 (2.79m x 1.83m)

Modern fitted kitchen with a range of floor standing and wall mounted units with complementary worktop space, inset stainless steel single sink unit with mixer tap and drainer, part tiling to the walls, fitted electric single oven with a four ring gas hob and extractor unit over, space for under unit appliances, plumbing and space for a washing machine, radiator, wall mounted recently installed Glowworm combination boiler, arch to the under stairs storage area with further cupboards and worktop space.

LANDING

Staircase rising to the first floor landing with loft access, doors off to the bedroom and bathroom.

BEDROOM

10'8 x 10'1 (3.25m x 3.07m)

Double bedroom with a UPVC double glazed window to the front aspect, radiator, airing cupboard, fitted double wardrobe with sliding double doors to the front.

BATHROOM

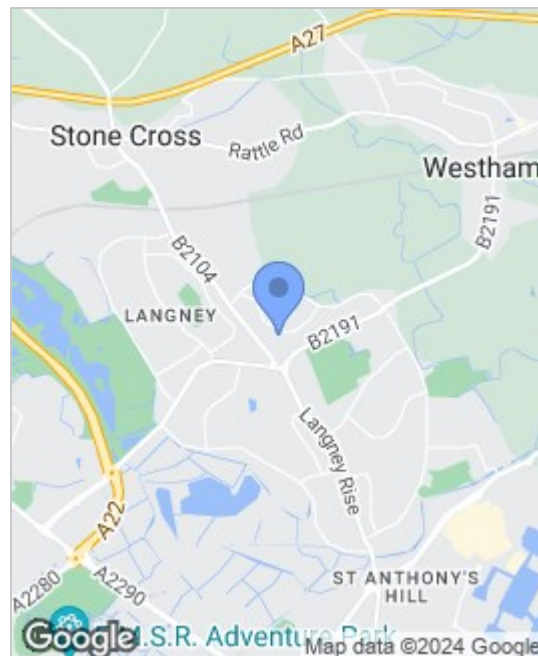
Modern suite with a panelled bath with a shower unit over, part tiling to the walls, radiator, low level WC with a concealed cistern, wash hand basin with cupboards beneath, mirror with Light and shaver point, corner mirrored cabinet, double glazed window to the front aspect.

GARDEN

Garden - private area of garden to the side of the property, with a lawn, display borders, timber decked seating area with an adjacent timber and glazed summer house.

PARKING

Dedicated off-road parking to the front of the gardens, just to the side of the house.



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		91	(92 plus) A		
(81-91) B		75	(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	England & Wales		EU Directive 2002/91/EC

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