

HUNT FRAME

ESTATE AGENTS



1a Kilda Street, Eastbourne, BN22 8JS

Price Guide £292,500



A delightful END TERRACED VICTORIAN property, updated in recent times by the current owners and providing SPACIOUS and LIGHT ROOMS and character detail associated with the period. The property consists of a SITTING ROOM which is open to the DINING ROOM which in turn leads to a MODERN REFITTED KITCHEN, there are TWO FIRST FLOOR BEDROOMS and a REFITTED BATHROOM. Externally there is a larger than average garden to the rear and a walled garden to the front.

The property is located in the POPULAR SEASIDE AREA of Eastbourne, literally seconds from the lovely recreation ground and within a SHORT WALK of the SEAFRONT. Close to a large number of local amenities to include shops, leisure amenities, buses and other transport links. Schools for all age groups are also readily available.



Double glazed front door to:

Entrance hall

Radiator, wood effect laminate flooring, stairs rising to first floor landing.

Lounge/Dining Room

26'4 x 11'7 (8.03m x 3.53m)

A through room with double glazed windows to three sides which creates a bright and spacious open room, wood effect laminate flooring, fireplace recess, two radiators, picture rail.

Kitchen

11'5 x 8'6 (3.48m x 2.59m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset stainless steel sink and single drainer unit with mixer tap. Built in oven, hob and extractor, space and plumbing for washing machine, space for upright fridge/freezer, door to under stairs storage cupboard, wall mounted gas fired boiler.

First floor landing

Access to loft space, spindled balustrade.

Bedroom One

14'5 x 11'5 (4.39m x 3.48m)

Radiator, two double glazed windows to front.

Bedroom Two

12'4 x 9'1 (3.76m x 2.77m)

Radiator, double glazed window to rear.

Bathroom

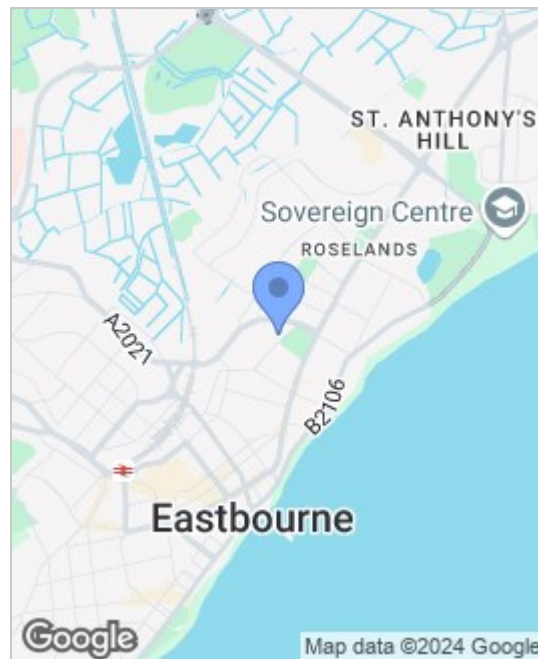
In a modern contemporary style suite comprising of a free standing bath with mixer tap and shower attachment, separate corner shower cubicle, pedestal wash basin, radiator, double glazed window to rear.

Cloakroom

Low level wc, wall mounted wash basin, double glazed window.

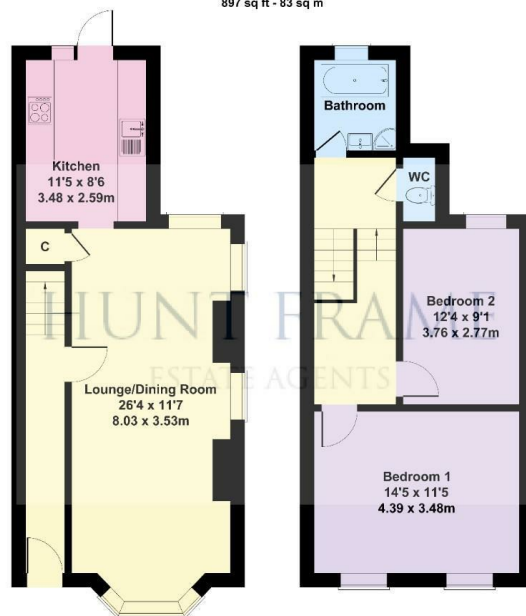
Outside

Courtyard rear garden - laid as patio with timber garden shed, gated to the side with a residence only side access.



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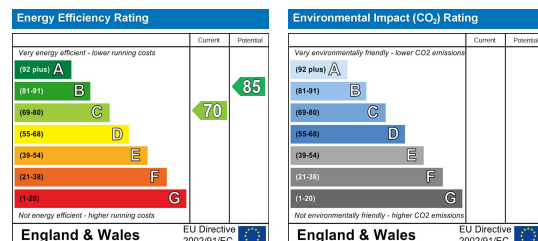
Approximate Gross Internal Area
897 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.



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