

# HUNT FRAME

ESTATE AGENTS



**21 Lawns Avenue, Eastbourne, BN21 1PJ**

**Price Guide £470,000**



This extremely well presented period semi detached house situated in this highly favoured residential road in the heart of the Motcombe. The well planned accommodation retains a wealth of period charm with a lovely character fire place in the principal reception and picture rails throughout with the ground floor layout including two spacious reception rooms, a magnificent 21 ft conservatory, a fully fitted kitchen and separate cloakroom/WC. The first floor is just as impressive with three good size bedrooms, a bathroom and a second separate Wc. Looking from the front aspect you can find a fine view towards the South Downs with the lawned and fenced garden to the rear being of a good size.

Lawns Avenue is within easy reach of the picturesque Motcombe gardens, historic Lamb Inn, Waitrose superstore and the Parish Church of St Mary's. Excellent local schools for all ages are close at hand. An internal inspection comes highly recommended by the owner's sole agents.



Front door to:

### Entrance Porch

Further door to:

### Entrance Hall

Stairs rising to first floor, radiator, under stairs storage cupboard.

### Lounge

12'10 x 10'9

Double glazed bay window to front, radiator.

### Dining Room

13'3 x 10'7 (4.04m x 3.23m)

Feature fireplace with ornate iron back and grill, marble surround. Built in shelving and cupboards, radiator, double glazed bi-fold doors leading to conservatory.

### Conservatory

21 x 14 (max) (6.40m x 4.27m (max))

Pitched roof, two radiators, double glazed windows and doors leading to rear garden.

### Kitchen

10'11 x 9'3 (3.33m x 2.82m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit, tiled splash backs. Space and plumbing for washing machine, space for upright fridge/freezer. Wall mounted gas fired boiler, recessed spot lighting, double glazed doors to conservatory.

### Ground Floor Cloakroom

In a white suite comprising low level wc and wall mounted wash basin. Double glazed window.

### First floor landing

Access to loft space. Two stained glass windows.

### Bedroom One

14'1 x 11'5 (4.29m x 3.48m)

Radiator, double glazed window to front, with distant South Downs views.

### Bedroom Two

13'10 x 10'8 (4.22m x 3.25m)

Radiator, double glazed window to rear.

### Bedroom Three

9'4 x 8'3 (2.84m x 2.51m)

Radiator, double glazed window to rear.

### Bathroom

In a white suite comprising panelled bath with shower attachment, pedestal wash basin, radiator, double glazed window.

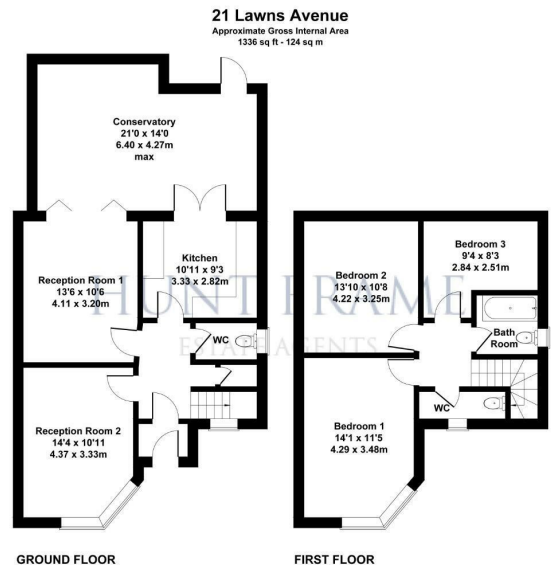
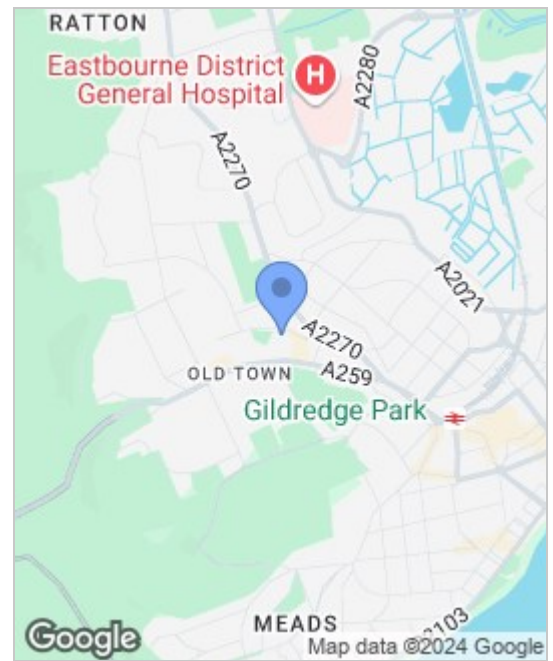
### Seperate wc

Low level wc, tiled floor, corner wash hand basin, double glazed window.

### Externally

Extensive block paved driveway providing off road parking.

Rear garden - laid to lawn with patio, flower beds and borders, gated side access.



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	Potential	Current	Potential
	73		86
<small>Not energy efficient - higher running costs.</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions.</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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