

HUNT FRAME

ESTATE AGENTS



22 Lushington Road, Eastbourne, BN21 4LL

£239,950



A NEWLY REFURBISHED TOP FLOOR TWO BEDROOM flat ideally located within the heart of Eastbourne town centre, within easy reach of the train station, Beacon centre and seafront.



Communal front door to:

Communal entrance hall

Stairs to top floor. Front door to:

Entrance Hall

Parquet flooring, radiator, built in cupboard.

Lounge

Feature fireplace, radiator, two windows to front.

Kitchen

Newly installed in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Built in oven, hob and extractor.. Spaces for washing machine and fridge/freezer, window to rear, door to rear fire escape.

Bedroom One

Parquet flooring, built in cupboard, radiator, window to rear.

Bedroom Two

Radiator, parquet flooring, window to side.

Bathroom

Newly installed in a white suite comprising panelled bath with shower above, pedestal wash basin, low level wc, heated towel ladder, window to side.



3, 22 Lushington Road
Approximate Gross Internal Area
738 sq ft - 69 sq m



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

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		
England & Wales	EU Directive 2002/91/EC	71	England & Wales	EU Directive 2002/91/EC	79

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