

HUNT FRAME

ESTATE AGENTS



1a Lewes Road, Eastbourne, BN21 2BY

Offers Over £165,000



A ONE BEDROOM, lower ground floor flat with the rare benefit of a LARGE PRIVATE REAR GARDEN. Also benefitting from a private entrance and a new 999 year lease, viewing is highly recommended.



Private front door to:

Entrance Hall

Radiator, built in cupboard,

Lounge

16'4" x 11'8"

Double glazed windows and french doors to rear, radiator, tiled fire surround, fitted display cabinet.

Kitchen

Fitted in a range of wall and base mounted cupboards and drawers. Built in electric oven and hob with extractor hood above, wall mounted gas fired boiler, double glazed window to rear.

Bedroom

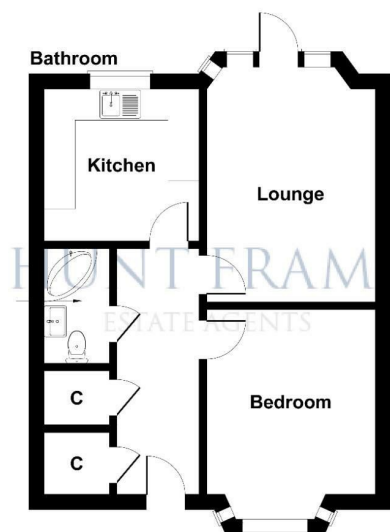
Double glazed bay window to front, radiator.

Bathroom

Suite comprising panelled bath with shower above, low level wc, wash hand basin, radiator, tiled walls.



1A Lewes Road



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	
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	75	England & Wales
		59	EU Directive 2002/91/EC

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