

# HUNT FRAME

ESTATE AGENTS



**19 Sturdee Close, Eastbourne, BN23 6AZ**

**Offers Over £325,000**



GUIDE PRICE: £325,000 - £340,000. A THREE BEDROOM, link detached house located close to the Seafront, at Langney Point. Comprising 25' through lounge/dining room, conservatory, ground floor cloakroom and family bathroom. Also benefitting from a GARAGE and off road parking. Available with NO CHAIN.





Double glazed front door to:

### Entrance Hall

Radiator, stairs rising to first floor.

### Ground floor cloakroom

Suite comprising low level wc and was basin, double glazed window to front.

### Lounge/Dining Room

25'1 x 12'3 narrowing to 7'9 (7.65m x 3.73m narrowing to 2.36m)

### Conservatory

9 x 8'5 (2.74m x 2.57m)

Part brick built with double glazed windows and doors overlooking and leading to rear garden.

### Kitchen

12 x 7'6 (3.66m x 2.29m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Built in oven and four ring electric hob with extractor hood above. Space for washing machine, space for fridge. Wall mounted gas fired boiler, double glazed window to rear, double glazed door to garden.

### First Floor Landing

Access to loft space, door to airing cupboard

### Bedroom One

13 x 9'4 (3.96m x 2.84m)

Radiator, double glazed window to front.

### Bedroom Two

11'8 x 8'8 (3.56m x 2.64m)

Radiator, double glazed window to rear.

### Bedroom Three

8'9 x 6' (2.67m x 1.83m)

Radiator, double glazed window to front

### Bathroom

Suite comprising panelled bath with electric shower above, low level wc, wash basin. Part tiled walls, radiator, double glazed window to rear.

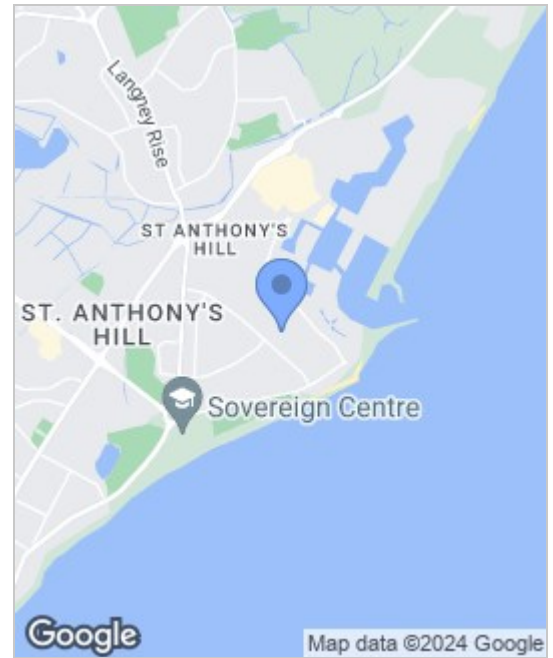
Front Garden - Laid to lawn with flower borders.

Rear- Laid to lawn with patio area and flower beds, garden shed.

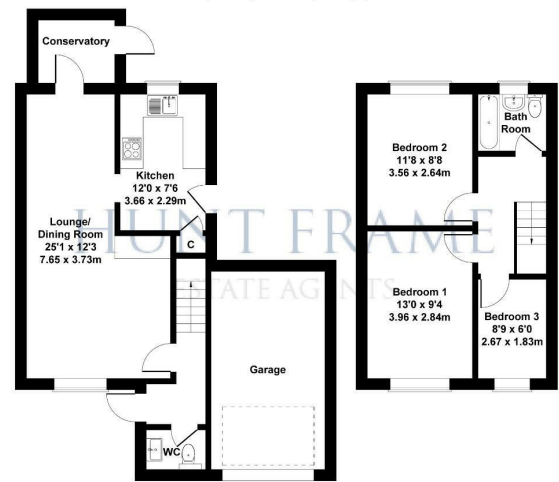
Driveway providing off road parking,

leading to:

GARAGE - With electric up and over doors at the front and back of the garage, power and light.



19 Sturdee Close  
Approximate Gross Internal Area  
832 sq ft - 77 sq m  
(Excluding Conservatory & Garage)



GROUND FLOOR FIRST FLOOR  
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	
Current	Potential	Current	Potential
66	83		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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