



30 Fletching Road, Eastbourne, BN22 9DU

Offers Over £285,000



AN EXTENDED and MUCH IMPROVED THREE/FOUR BEDROOM house enjoying accommodation over THREE FLOORS. Benefiting from a MASTER BEDROOM with EN-SUITE BATHROOM, BEDROOM FOUR/STUDY, 15' KITCHEN/DINING ROOM and a SUPERB GARDEN ROOM/SNUG. Internal viewing is highly recommended.



Front Garden

Rear Garden - With patio area and artificial lawn.

Impressive garden room, currently used as a snug with TV point, power and light.

15 x 12 (4.57m x 3.66m)

Feature fireplace with inset log burner, radiator, tiled floor, door to under stairs storage cupboard, doorway to:

15 x 8'2 (4.57m x 2.49m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Built in double oven and four ring gas hob with extractor hood above. Space and plumbing for washing machine and space for fridge. Space for dining table and chairs, double glazed window and patio doors overlooking and leading to rear garden.

Bedroom Two

12 x 8'10 (3.66m x 2.69m)

Built in wardrobe, radiator, double glazed window to rear.

Bedroom Three

9'4 x 8'10 (2.84m x 2.69m)

Built in wardrobe, radiator, double glazed window to front.

Study/Bedroom Four

6' x 5'8 (1.83m x 1.73m)

Radiator, double glazed window to front.

Shower Room

In a modern white suite comprising shower cubicle low level wc, circular vanity wash basin with cupboard below, heated towel rail, double glazed window to rear.

Second Floor

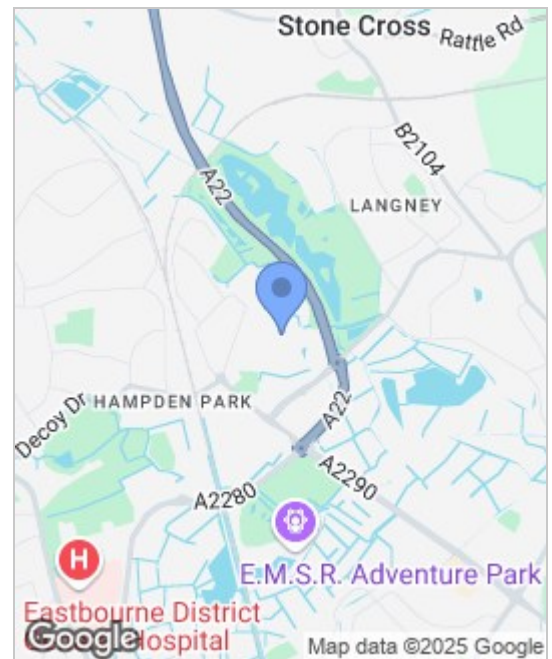
Bedroom One

11'7 x 10'6 (3.53m x 3.20m)

Floor to ceiling double glazed window with fitted blinds to rear, radiator, built in double wardrobes. Door to:

En-Suite

In a white suite comprising panelled bath with shower above, low level wc, vanity wash basin with cupboard below, heated towel rail, double glazed velux window.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

Rating	Current	Potential
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		
EU Directive	71	84
England & Wales		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive	71	84
England & Wales		

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