

# HUNT FRAME

ESTATE AGENTS



**73 Bourne Street, Eastbourne, BN21 3SB**

**£275,000**



An older style BAY FRONTED terraced house with TWO DOUBLE BEDROOM, WELL PRESENTED and CONVENIENTLY LOCATED with a SPACIOUS LOUNGE/DINER ROOM with open fire place, FITTED KITCHEN/BREAKFAST ROOM and first floor SHOWER ROOM and SEPARATE CLOAKROOM. The walled rear courtyard garden features a mature Olive tree.



## ENTRANCE HALL

Radiator. Limed oak effect laminate flooring.

## LOUNGE/DINING ROOM

24'2 x 10'10 (7.37m x 3.30m)

Double glazed bay window to front with bespoke shutters. Open brick fire place and hearth, with pine mantel piece. Two double radiators. Television point. Double glazed door to rear garden. Under stair storage cupboard.

## KITCHEN/BREAKFAST ROOM

12'2 x 8'11 (3.71m x 2.72m)

Double glazed windows to rear and side. Part double glazed door to rear garden. Stainless steel sink unit with single drainer. Fitted in a range of wall and base level units and drawers with complementary work surface over. Plumbing point for washing machine and dish washer. Matching breakfast bar. Space for American style fridge freezer.

## FIRST FLOOR LANDING

Loft access. Radiator.

## SHOWER ROOM

Double glazed window to rear. Radiator. Shower enclosure. Vanity wash hand basin. Concealed Combi boiler. Built in storage cupboards. Tiled walls. Loft access.

## CLOAKROOM

Double glazed window to side. Part tiled walls. Low level wc.

## BEDROOM ONE

14'7" x 13'5" (4.47m x 4.11m)

Double glazed bay window to front with bespoke shutters. Radiator. Large Mirror fronted wardrobe. Ornamental cast iron fire surround. Built-in cupboard.

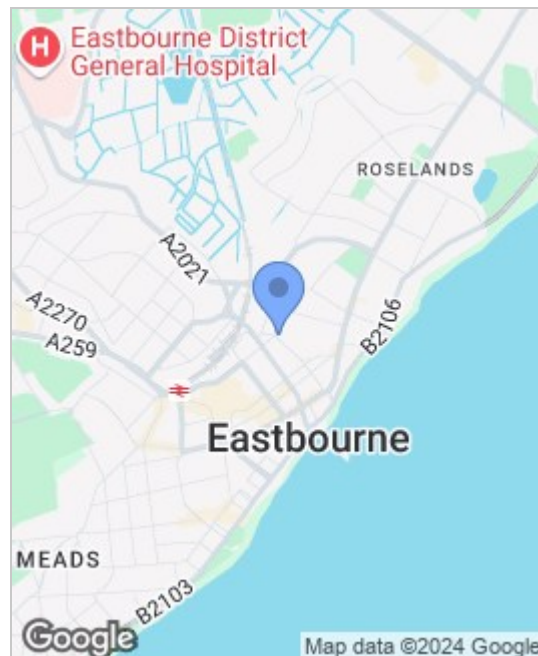
## BEDROOM TWO

10'2" x 9'1" (3.12m x 2.79m)

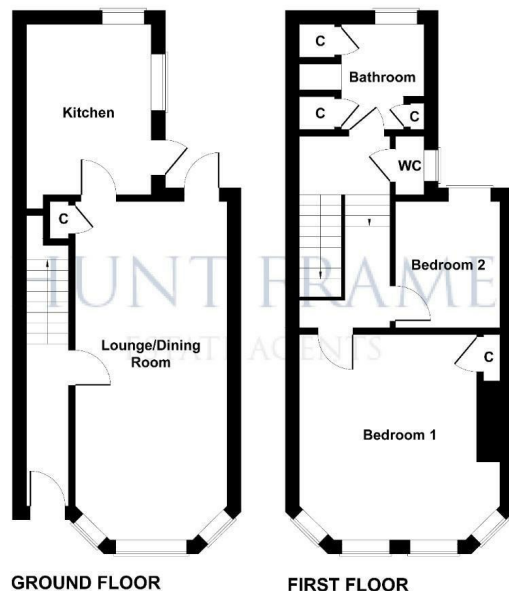
Double glazed window to rear. Radiator.

## COURTYARD GARDEN

Paved with walled surround and gate providing rear pedestrian access. Outside tap. Mature olive tree.



## 73 Bourne Street



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	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		84	(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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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