

HUNT FRAME

ESTATE AGENTS



47 Melbourne Road, Eastbourne, BN22 8BB

£254,950



A NEWLY RE-FURBISHED, end of terrace house conveniently located close to Eastbourne town centre and seafront. The accommodation comprises lounge, NEWLY INSTALLED KITCHEN, two bedrooms and a NEWLY INSTALLED BATHROOM. Other benefits include gas central heating, double glazing, and a courtyard rear garden. Available with NO CHAIN.

The property is conveniently situated just off Belmore Road within the favoured Seaside area on the edge of Eastbourne town centre. Various local shops are less than half a mile away. The extensive town centre shopping facilities including the extended Beacon Shopping Centre with new cinema, theatre district, seafront with famous Victorian pier, bus routes, local schools and the mainline railway station (London, Victoria approx 80 minutes) are all within approximately $\frac{3}{4}$ of a mile away.



Accommodation:
Porch area with UPVC double glazed front door to:

Entrance hall:
UPVC double glazed window above the front door. Attractive wood effect flooring. Double radiator. Digital room thermostat. Large built-in under stairs storage cupboard with fitted shelving. 2nd large built-in under stairs storage cupboard which also houses the electric meter and trip switches. Alcove with space for coats and shoes.

Sitting room: (front) Approximately 10'6 x 9'6.
Attractive feature fireplace. Picture rail. Double radiator. BT point. Attractive wood effect flooring continuing in from the entrance hall. Large UPVC double glazed window.

New re-fitted kitchen / dining room: (rear) Approximately 15'1 x 10'9.
Modern square edge light grey concrete effect work-surface with inset one and a half bowl single draining stainless steel sink unit with mixer tap, having drawer, two cupboards and plumbing and space for a washing machine under. Adjoining work-surface with inset ceramic hob, having a built-in stainless steel oven, drawer and cupboard under. Adjoining work-surface with drawer and cupboard under. Space for an upright fridge / freezer. Range of suspended wall cupboards incorporating a stainless steel cooker extractor hood. Cornice and plinth work to wall units. Attractive partly tiled walls. Two ceiling lights. Double radiator. Ample space for table and chairs. Attractive wood effect flooring continuing in from the entrance hall. UPVC double glazed window and large UPVC double glazed patio doors at the rear which lead out to the rear garden.

Carpeted stairs from the entrance hall lead up to:

1st floor landing:
Overhead loft access hatch.

Bedroom 1: (front) Approximately 12'5 x 10'1.
Fitted wardrobe with storage space over.

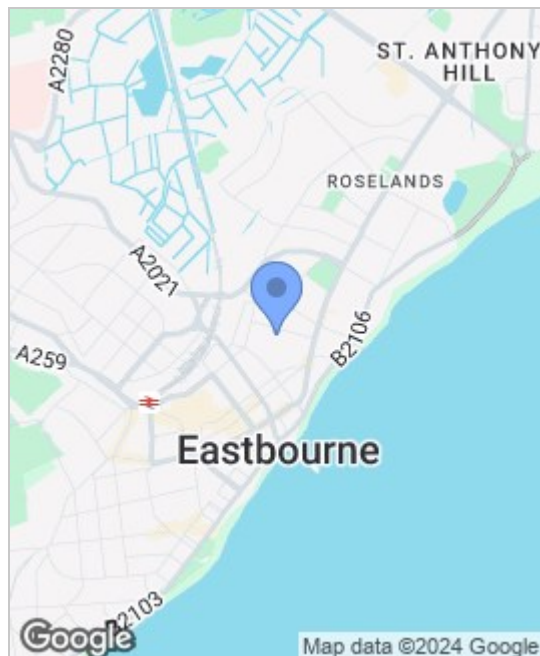
Deep built-in storage cupboard. Built-in wardrobe which also houses the wall mounted Glow-worm Energy 30c gas fired boiler. Radiator. Two large UPVC double glazed windows.

Bedroom 2: (rear) Approximately 10'9 x 7'10.
Fitted wardrobe with storage space over. Double radiator. Large UPVC double glazed window.

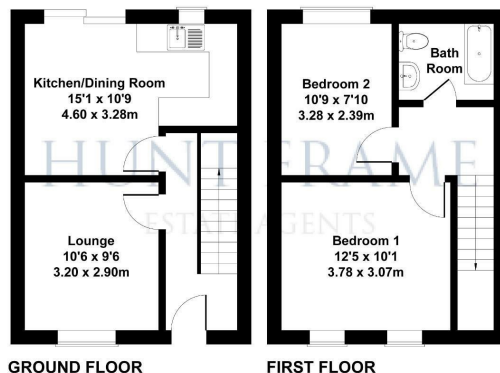
Re-fitted bathroom / WC:
Stylish modern white suite comprising a panelled bath with mixer tap, a dual flush push button WC with soft-close seat and lid and a vanity style wash hand basin with mixer tap, having double cupboard under. Thermostatic mixer shower over the bath with concealed pipework and having a rainfall shower head and an additional hand shower attachment. Fitted shower screen. Feature storage alcove. Attractive partly tiled walls and vinyl type flooring. Tall radiator ladder towel rail. Ceiling light and a wall mounted strip light with shaver point. Extractor fan. Large opaque UPVC double glazed window.

Courtyard style patio rear garden: Approximately 15'5 x 15'2.
Fully paved. Outside light. Outside water tap. Large store shed / bike shed with window. Walled and fenced boundaries. Useful side access gate.

Please Note: Appliances, heating and hot water systems have not been tested.
All measurements are approximate.



47 Melbourne Road
Approximate Gross Internal Area
656 sq ft - 60 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	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Current	Potential	Current	Potential
	89		
	65		
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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