

HUNT FRAME

ESTATE AGENTS



23 Stanley Road, Eastbourne, BN22 8JP

£259,950



A delightful MID TERRACED VICTORIAN property, updated in recent times and providing SPACIOUS and LIGHT ROOMS and character detail associated with the period. The property consists of a SITTING ROOM with double doors to the DINING ROOM which in turn leads to a MODERN REFITTED KITCHEN and WC, there are TWO FIRST FLOOR BEDROOMS and a REFITTED BATHROOM with a fixed ladder leading to a boarded loft. Externally there are landscaped courtyard with rear access and a walled garden to the front. Offered CHAIN FREE.

The property is located in the POPULAR SEASIDE AREA of Eastbourne, literally seconds from the lovely recreation ground and within a SHORT WALK of the SEAFRONT. Close to a large number of local amenities to include shops, leisure amenities, buses and other transport links. Schools for all age groups are also readily available.



ENTRANCE LOBBY

Double glazed entrance door, further door to;

ENTRANCE HALL

Radiator, stairs rising to first floor.

LOUNGE

13'5 into bay x 10'4 (4.09m into bay x 3.15m)
Double glazed bay window to front, electric heater, coal effect electric fire, French doors to dining room.

DINING ROOM

11'4 x 10'11 (3.45m x 3.33m)
Double glazed window to rear, electric heater, exposed brick chimney breast with log burner, wall light points.

KITCHEN

12'2 x 8'6 (3.71m x 2.59m)
Double glazed windows and door to rear porch/utility. Fitted with a range of wall and base mounted units with work surfaces and matching breakfast bar, gas cooker point.

REAR PORCH/UTILITY

7 x 3'6 (2.13m x 1.07m)
Double glazed door to courtyard, plumbing point for washing machine, tiled floor.

CLOAKROOM

Double glazed window to rear, low level wc, hand basin.

First Floor Landing

Double glazed window to side, electric heater, linen cupboard. Fixed ladder to loft space.

BEDROOM 1

13'9 x 11'4 max, narrowing to 8'2 (4.19m x 3.45m max, narrowing to 2.49m)
Two double glazed windows to front, electric heater, hand basin.

BEDROOM 2

11'5 x 8'3 (3.48m x 2.51m)
Double glazed window to rear, electric heater.

BATH/SHOWER ROOM

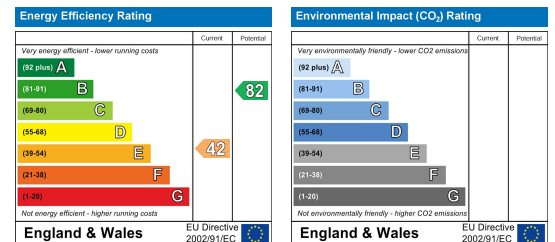
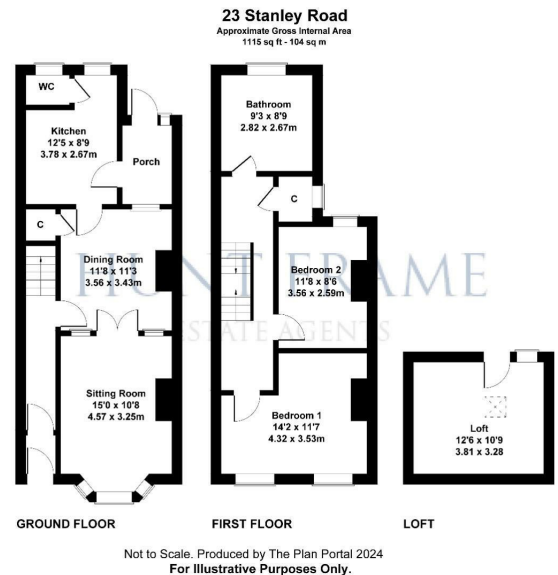
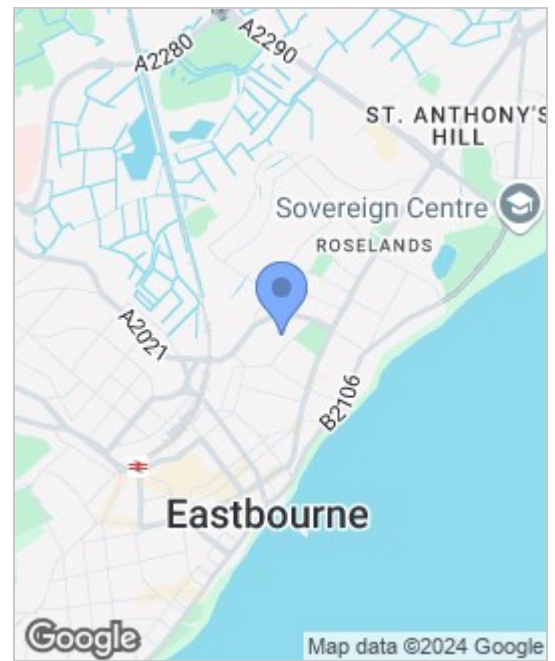
8'11 x 8'6 (2.72m x 2.59m)
Double glazed window to rear, extractor fan, heated towel rail. Fitted with a suite of corner bath, shower enclosure, hand basin and low level wc.

LOFT

12 x 10'6 (restricted head height) (3.66m x 3.20m (restricted head height))
Velux style window to rear, boarded floor, wall mounted gas boiler (serving hot water and bathroom radiator), power points and light.

WALLED COURTYARD GARDEN

Predominantly paved with raised flower/shrub beds, tap, gate to rear.



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