

HUNT FRAME

ESTATE AGENTS



62 Lottbridge Drive

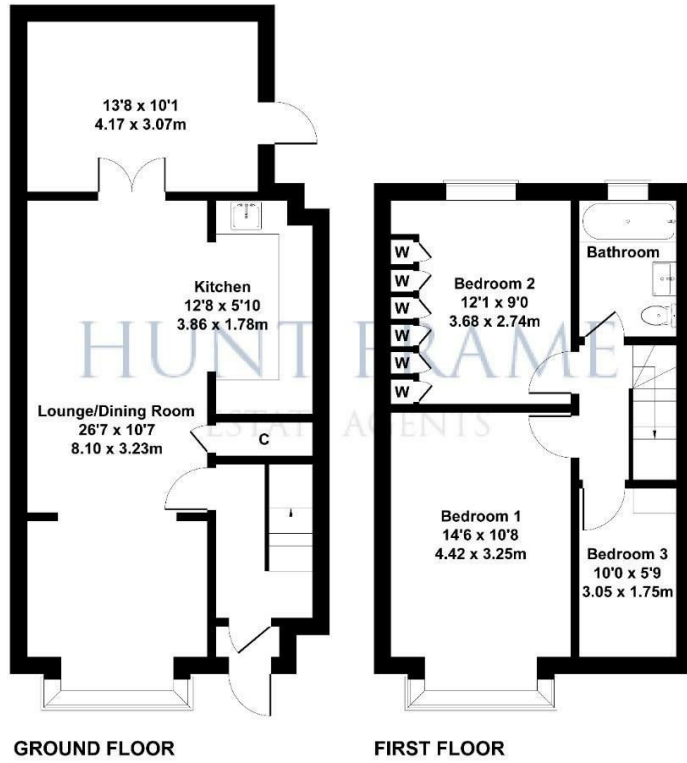
Hampden Park, Eastbourne, BN22 9PD

£295,000



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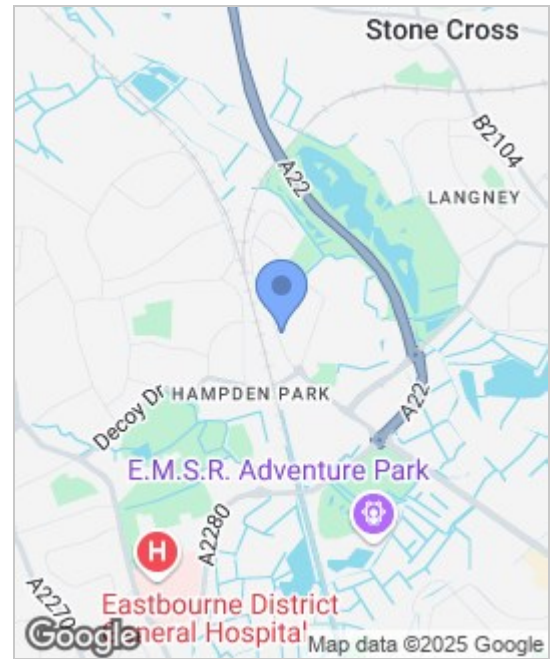
Approximate Gross Internal Area
1081 sq ft - 100 sq m



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- 1930'S STYLE SEMI-DETACHED HOUSE
- 26'7 THROUGH LOUNGE/DINING ROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING
- AVAILABLE WITH NO ONWARD CHAIN
- WITHIN EASY WALK OF HAMPDEN PARK RAILWAY STATION
- EXTENSION/SUN ROOM
- DOUBLE GLAZED WINDOWS
- DRIVEWAY PROVIDING OFF ROAD PARKING



An older style THREE BEDROOM, extended, semi-detached house providing ideal family sized accommodation located close to Hampden Park railway station and local shops. Comprising 26' through lounge/dining room, sun room extension, kitchen, three bedrooms and a bathroom. Also benefitting from a lawned rear garden and off road parking.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.