



**4 Allfrey Road, Eastbourne, BN22 7TA**

**£239,950**



IMMACULATELY PRESENTED (WITH VIRTUAL TOUR). Having been the subject of recent renovation and modernisation, including a newly installed kitchen and ground floor shower room, this two double bedroom cottage now has double glazing, a new gas heating system, new flooring and decoration throughout and is available CHAIN FREE.

Allfrey Road is served by a range of local shopping facilities and schools in the Seaside/St Anthony's area.



LOUNGE

11'1 x 10'7 (3.38m x 3.23m)  
With double glazed entrance door and window to front, radiator, ornamental cast iron fire place with mantel and tiled hearth. Oak effect laminate flooring extending into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

10 x 8'5 (3.05m x 2.57m)  
Double glazed window to rear, radiator, stairs rising to first floor with cupboard beneath. Newly fitted with a range of wall and base mounted units with oak effect work surfaces and matching breakfast bar with tiled splash-backs. Fitted electric oven with gas hob and extractor hood, integrated refrigerator and freezer, single drainer sink unit, radiator, LED ceiling spot lights, concealed wall mounted combination gas boiler.

UTILITY LOBBY

With integrated washing machine and stable door to courtyard garden.

SHOWER ROOM

Newly fitted with double glazed window to side, heated towel rail, extractor fan, LED illuminated wall mirror, shower enclosure with fixed screen, low level wc, hand basin with vanity unit, tiled walls and flooring.

First Floor Landing

Loft access.

BEDROOM 1

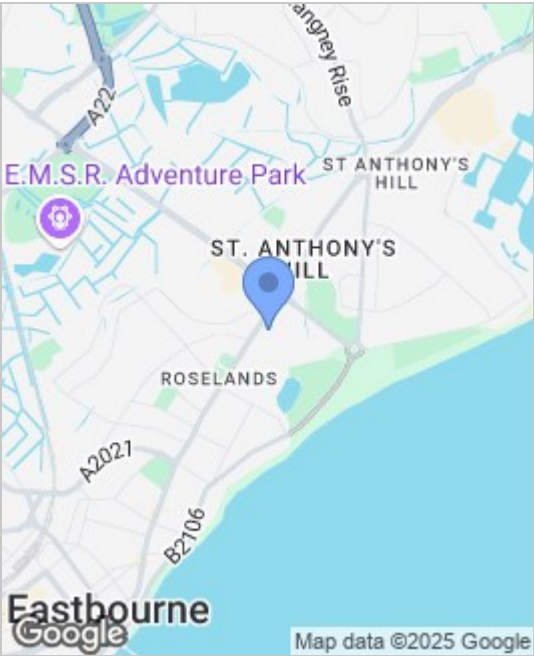
11'1 x 10'7 (3.38m x 3.23m)  
Double glazed window to front, radiator, ornamental fire surround.

BEDROOM 2

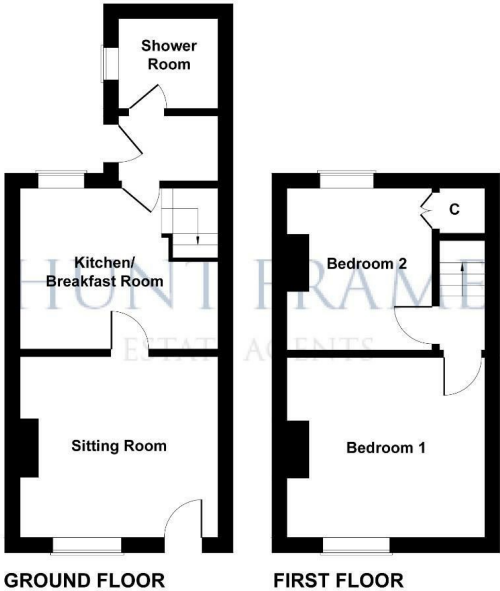
9'10 x 8 (3.00m x 2.44m)  
Double glazed window to rear, radiator, ornamental fire surround, storage cupboard.

COURTYARD GARDEN

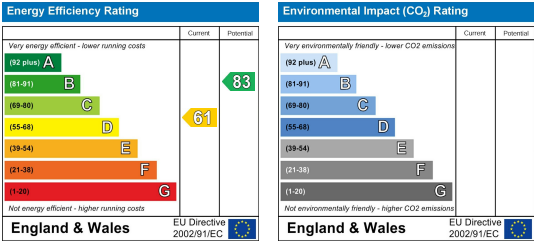
Paved, with raised flower bed and gate to rear.



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Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.



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