



53 St. Kitts Drive, Eastbourne, BN23 5TL

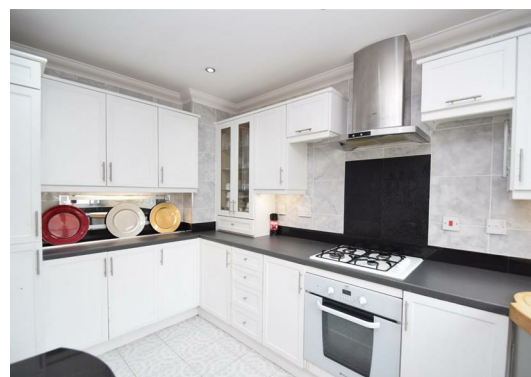
Price Guide £325,000



HUNT FRAME ESTATE AGENTS are proud to offer with a ****VIRTUAL TOUR**** - this spacious **CHAIN FREE, THREE BEDROOM** semi detached house has a **GARAGE** and **PARKING**, and is located within easy reach of The Waterfront restaurants, shops and bars in the popular South Harbour.

Benefiting from a **SPACIOUS LOUNGE/DINER** and **CONSERVATORY** with a **MODERN KITCHEN** and **CLOAKROOM**. The first floor is no less impressive with **THREE BEDROOMS** to include an **EN-SUITE** and a **REFITTED SHOWER ROOM**. The rear garden, accessed from the conservatory, is low maintenance and is directly adjacent to the parking area and garage.

NB We are advised that the boiler is not in working condition.



ENTRANCE PORCH

With sliding double glazed doors to the front aspect. UPVC double glazed door into:

ENTRANCE HALL

Stairs rising to the first floor landing. Doors off to the Kitchen, Sitting room and WC.

SITTING ROOM

17'9 x 15'5 (5.41m x 4.70m)
Spacious sitting/dining room with replacement oak flooring and stairs storage cupboard. Wooden fireplace surround with mantle and inset electric stainless steel fire.. UPVC double glazed windows to the rear elevation. UPVC Double doors giving access to and overlooking the Conservatory.

CONSERVATORY

13'0 x 8'0 (3.96m x 2.44m)
Fully tiled floor. UPVC double glazed windows to the side and rear elevations. Pitched polycarbonate roof. Matching double opening doors to the garden.

KITCHEN

12'0 x 8'5 (3.66m x 2.57m)
Fitted with a range of floor standing and wall mounted units and drawers with complementary roll edge work tops. Inset single oven and gas hob with AEG steel canopied extractor fan. Under unit lighting. Glazed display cupboards and open shelving. Integrated fridge/freezer. Space and plumbing for a washing machine and dishwasher. Fitted chopping board and corner carousel unit with breakfast bar area. Radiator. Recessed ceiling lighting. Stainless steel one and half bowl sink unit, mixer tap and drainer. UPVC double glazed window to front.

GROUND FLOOR CLOAKROOM

Comprising of a low level WC. Pedestal wash hand basin. Tiled walls. Radiator. Consumer unit. UPVC double glazed window to the front elevation.

FIRST FLOOR LANDING

Double glazed window to the side elevation. Radiator with ornamental cover. Access to the loft space. Storage cupboard over the stairwell. Doors off to the bedrooms and bathroom.

MASTER BEDROOM

14'6 x 8'9 (4.42m x 2.67m)
Double glazed window to the rear elevation. Radiator. A range of fitted furniture to include mirror fronted wardrobes, matching drawers and a dresser. Built-in double storage cupboard. Door to:

EN-SUITE

Comprising of a shower cubicle with sliding doors. Low level WC. Pedestal wash hand basin. Towel radiator. Extractor fan.

BEDROOM TWO

10'7 x 8'9 (3.23m x 2.67m)
Double glazed window to the front elevation. Matching furniture to include mirror fronted wardrobes, dresser and drawers.

BEDROOM THREE

Currently arranged as a dressing room. UPVC double glazed window to the rear aspect. Radiator.

SHOWER ROOM

Modern refitted suite with a large shower cubicle with hinged double doors to front. Fully tiled with remove activated shower. Low level WC with a concealed cistern and recessed flush. Vanity wash hand basin. Upright radiator. Recessed ceiling lighting. Extractor fan. UPVC double glazed patterned window to the front.

REAR GARDEN

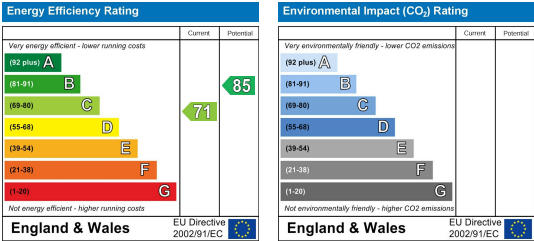
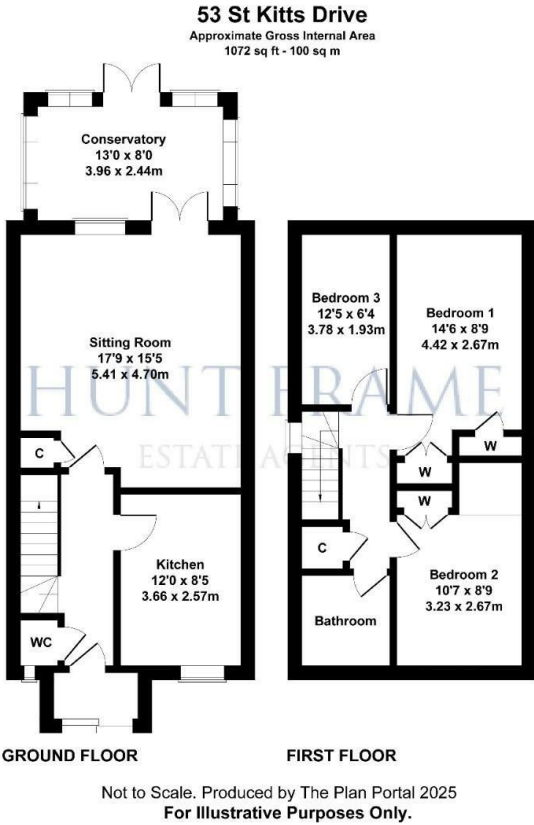
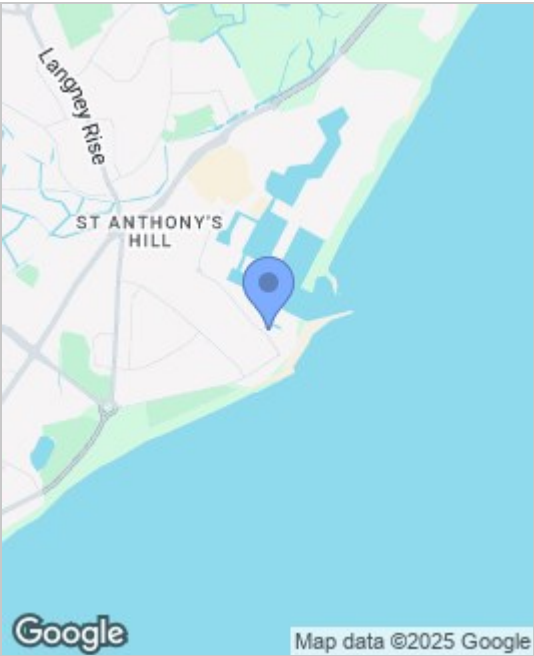
With gated side access. Fenced surround. Laid as mainly as gravel with display borders.

GARAGE

Situated adjacent to the property with an up and over door to the front with a parking space to the front.

OUTGOINGS

The property is subject to the harbour charge, which is currently approximately £340 pa and we understand that the property also contributes towards the nearby water feature.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.