

HUNT FRAME

ESTATE AGENTS

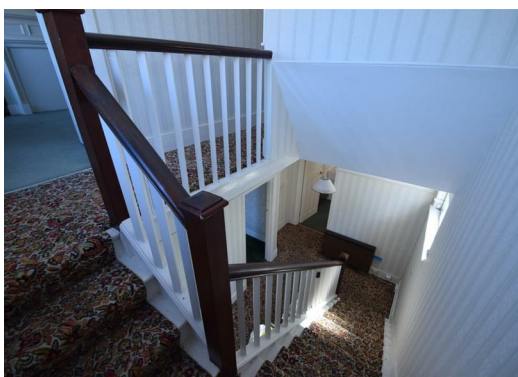


70 Kings Avenue, Eastbourne, BN21 2PD

£425,000

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A SPACIOUS 1930'S STYLE DETACHED HOUSE, located in this very popular road within the Upperton area of Eastbourne, enjoying easy access to the town centre and Eastbourne DGH. Now requiring updating, but retaining some of the original features, this represents a good opportunity to create your perfect home.



Double glazed front door to:

Entrance Porch

Further door to:

Reception Hall

15'1 x 7'7 (4.60m x 2.31m)
Turning staircase to first floor, stained glass window to side, night storage heater, door to under stairs cupboard.

Lounge

15 x 11'8 (4.57m x 3.56m)
Feature fire place with gas fire, picture rail, night storage heater, double glazed bay window to front.

Dining Room

14'10 x 10'8 (4.52m x 3.25m)
Feature fire place with gas fire, picture rail, night storage heater, casement doors to:

Kitchen

13 x 8'7 (3.96m x 2.62m)
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset one and a half bowl stainless steel sink and single drainer unit with mixer tap and tiled splash backs. Spaces for cooker, washing machine and upright fridge/freezer. Two windows to side, door to larder cupboard, door to:

Rear lobby

Door to rear garden and to:

Ground floor WC
Low level wc, double glazed window.

Sun Room

9'6 x 6'2 (2.90m x 1.88m)
Doors to rear garden.

First floor landing

Double glazed window to front, access to loft space.

Bedroom One

15'1 x 11'7 (4.60m x 3.53m)
Double glazed bay window to front, original fire place.

Bedroom Two

14'7 x 9'3 (4.45m x 2.82m)
Fitted cupboards and shelving, original fireplace, double glazed window to rear.

Bedroom Three

9'7 x 8'7 (max) (2.92m x 2.62m (max))
Range of fitted units and shelving, fitted cupboard, double glazed window to rear.

Bathroom

Suite comprising panelled bath with mixer tap and shower attachment. Double glazed window to side.

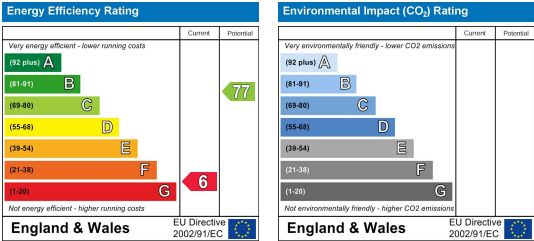
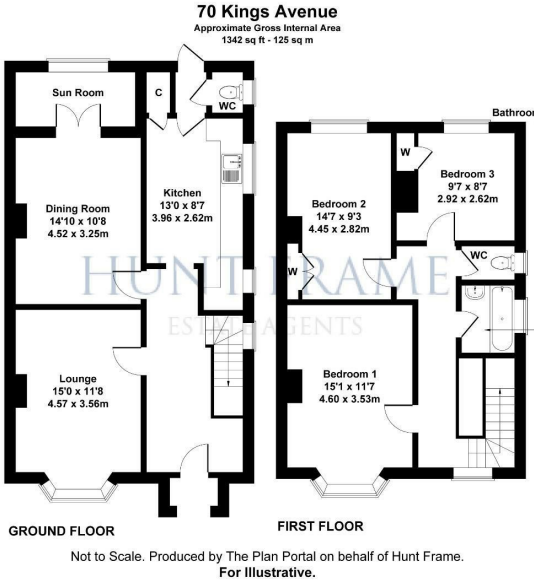
Separate WC

Low level WC, double glazed window to side.

Outside

The rear garden enjoys a southerly aspect and gently slopes away from thw house on three tiers. The lower tier is arranged as patio, with flower beds, the upper two tire are both laid to lawn with a variety of flower beds, bushed and shrubs. There is also a garage at the side of the house which measures 14'8 x 6'6 (would only fit a very small car, but is ideal for storage), and a driveway providing parking for one vehicle.

COUNCIL TAX BAND: E



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