

HUNT FRAME

ESTATE AGENTS

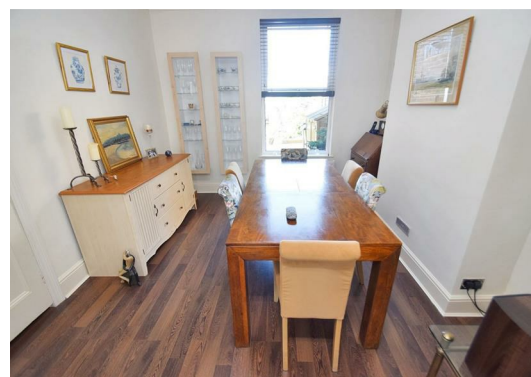
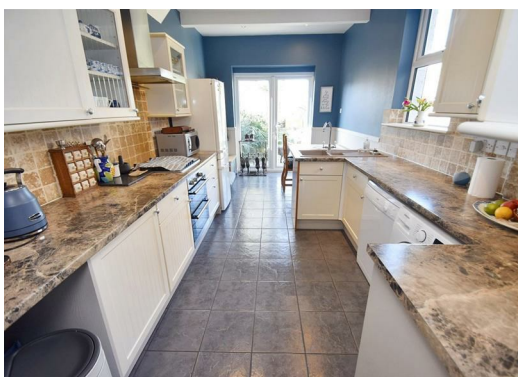


244 Seaside, Eastbourne, BN22 7RA

£325,000

 3  1  2  D

**** VIRTUAL TOUR**** AN EXCEPTIONALLY SPACIOUS, THREE BEDROOM, mid terrace house enjoying a most convenient location within the Seaside area of Eastbourne adjacent to local shops and bus routes. The very well presented accommodation comprises TWO RECEPTION ROOMS, 17'5 kitchen/breakfast room and luxury shower room. Also benefiting from a 50' (approx) rear garden and an ALLOCATED OFF ROAD PARKING SPACE.



Double glazed front door to: patio area, trees and shrubs. Gated rear access leading to :

Entrance Hall

wood effect laminate flooring, radiator, stairs with spindled balustrade leading to first floor.

Lounge

13'3 x 11'7 (4.04m x 3.53m)
Feature fire recess, radiator, TV point, wood effect laminate flooring, archway to:

Dining Room

10'8 x 10'7 (3.25m x 3.23m)
Wood effect laminate flooring, radiator, double glazed window to rear.

Kitchen/Breakfast Room

17'5 x 9' (5.31m x 2.74m)
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset and and a half bowl sink and single drainer unit with mixer tap and tile splash backs. Built in double oven and four ring gas hob with extractor hood above. Space and plumbing for washing machine and dishwasher. Concealed gas fired boiler, space for upright fridge/freezer, space for dining table and chairs, radiator, double glazed window to side, double glazed french doors to rear garden.

First floor landing

Access to loft space, radiator.

Bedroom One

17 x 11'8 (5.18m x 3.56m)
Radiator, double glazed bay window to front.

Bedroom Two

12 x 10'6 (3.66m x 3.20m)
Radiator, double glazed window to rear.

Bedroom Three

9'6 x 6'8 (2.90m x 2.03m)
Radiator, double glazed window to rear.

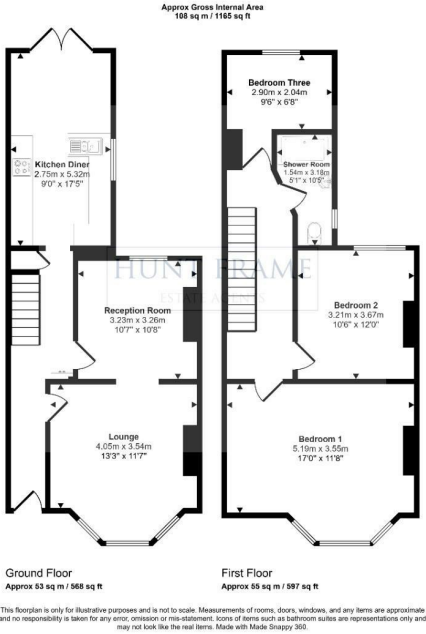
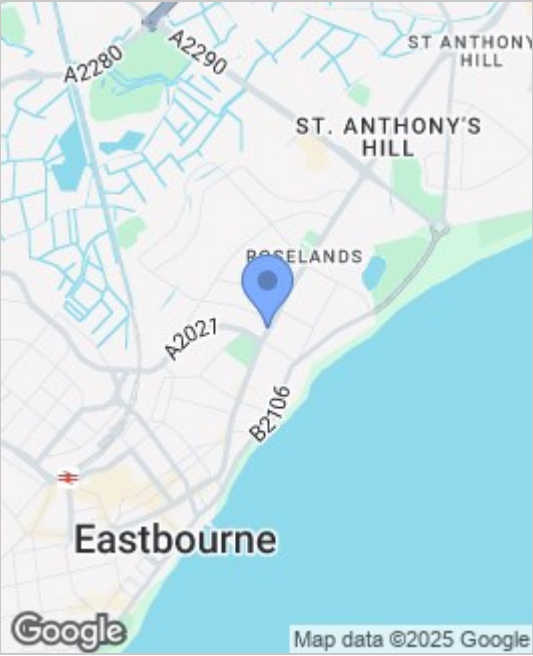
Shower Room

In a modern suite comprising shower cubicle with double head shower, wall mounted vanity wash basin with drawers below and low level wc. Heated chrome towel ladder, double glazed window to side.

Outside

50' (approx.) rear garden enjoying a westerly aspect. Laid to lawn with circular

Allocated off road parking providing parking for two vehicles.



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			82	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		64		(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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.