

HUNT FRAME

ESTATE AGENTS



29 Astaire Avenue, Eastbourne, BN22 8UN

Price Guide £300,000



GUIDE PRICE £300,000 to £325,000. MODERNISATION OPPORTUNITY. A spacious, three bedroom link detached house, located in the popular Roselands area, with the RARE BENEFIT OF TWO GARAGES, as well as two driveways. Now requiring general updating, this property also provides two reception rooms and a ground floor cloakroom. CHAIN FREE.



ENTRANCE HALL

17'10" max x 6'11" (5.45 max x 2.12)

Radiator, stairs rising to first floor with cupboard beneath, further storage cupboard.

CLOAKROOM

Window to side, low flush wc.

LOUNGE

17'3" x 11'9" (5.28 x 3.59)

Double glazed bow window to front, radiator, tiled fire surround. Sliding door to dining room.

DINING ROOM

12'2" x 8'2" (3.73 x 2.49)

Windows to rear, radiator.

KITCHEN

10'7" x 7'11" (3.24 x 2.42)

Double glazed window to rear and door to side. Fitted with a range of wall and base mounted units with worksurfaces and tiled splash backs. Single drainer stainless steel sink unit, electric cooker point, gas boiler.

First floor landing

Double glazed window to side, airing cupboard, loft access.

BEDROOM 1

14'5" x 11'10" (4.41 x 3.63)

Double glazed window to front, radiator.

BEDROOM 2

12'2" x 9'11" (3.73 x 3.03)

Double glazed window to rear, radiator.

BEDROOM 3

9'10" x 7'0" (3.02 x 2.14)

Double glazed window to front, radiator.

BATHROOM

Windows to rear, radiator, heated towel rail, electric shaver point. Fitted with a white suite comprising panelled bath, hand basin and close couple wc.

FRONT GARDEN

Central patio with driveways to either side, providing off road parking and giving access to the garages.

GARAGE 1

16'10" x 8'7" (5.15 x 2.64)

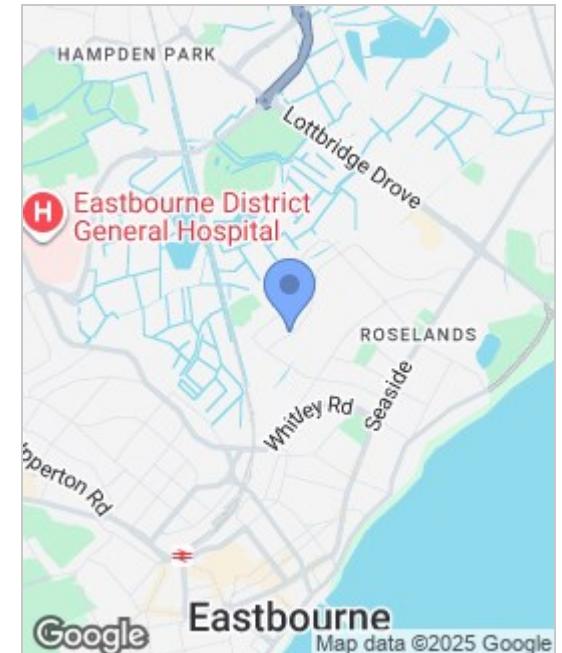
GARAGE 2

15'10" x 8'1" (4.85 x 2.48)

There is a store/utility room at the rear, linking to the kitchen.

RERAR GARDEN

Currently overgrown, predominantly paved with fenced boundaries and gate to side.



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

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