



HUNT FRAME
ESTATE AGENTS

30 Havana Court, Eastbourne, BN23 5UH

Price Guide £385,000



HUNT FRAME ESTATE AGENTS are proud to offer this LOVELY HARBOUR TOWN HOUSE, LOCATED IN A CUL-DE-SAC with IMPROVED & RE-CONFIGURED accommodation across THREE FLOORS. Being VERSATILE & WELL PRESENTED by the current owners with an UPDATED KITCHEN/BREAKFAST ROOM and a CONVERTED GARAGE which is now a STUDY/BEDROOM 4. The upper floors are just as IMPRESSIVE with a SITTING ROOM, THREE BEDROOMS (previously four - could be re-instated back to the original configuration if required) FAMILY BATHROOM & MASTER EN-SUITE. The SOUTHERLY REAR GARDEN has been LANDSCAPED and enjoys a pleasant aspect. To the front the driveway provides off street parking and there is additional communal parking to the side of the terrace. VIEWS from the front TOWARDS THE HARBOUR

The Haven school and the waterfront cafes and eateries are all close by and the beach front is also within close walking distance. There are numerous shopping outlets in the nearby Crumbles Retail Outlet, buses run frequently nearby and road links are readily accessible.



ENTRANCE

Double glazed front door to -

HALLWAY

Understairs storage cupboard. Radiator. Quick step laminate flooring. Doors off to the study/bedroom 4 (converted garage), Wc and Kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'1 x 9'4 (4.90m x 2.84m)
Fitted with an excellent range of wall and base units comprising of inset single drainer sink unit with mixer tap and cupboards beneath. Space for a range style cooker. Space and plumbing for washing machine and dishwasher. Space for further appliances. Wall mounted boiler concealed in a cupboard. Radiator. Part tiled walls. Quick step laminate flooring. Double glazed casement doors giving access to the rear garden.

CLOAKROOM

Two piece suite comprising of a low level WC and wash hand basin with tiled splashback. Radiator.

STUDY/BEDROOM 4

12'6 x 9'4 (3.81m x 2.84m)
Door to cloaks storage area. Windows to the front aspect.

FIRST FLOOR LANDING

Radiator. Window enjoying view towards the Harbour. Dado rail. Doors of to the sitting room and bedroom 3.

SITTING ROOM

15'9 x 12'7 (4.80m x 3.84m)
Two radiators. Television aerial point. Two windows overlooking the rear aspect.

BEDROOM 3

12'2 x 9'3 (3.71m x 2.82m)
Views towards the Harbour. Radiator. Double glazed window to the front aspect.

SECOND FLOOR

Airing cupboard housing the hot water cylinder. Access to the loft space (not inspected). Doors off to the master bedroom, bedroom 2 and family bathroom

MASTER BEDROOM

12'9 x 8'6 (3.89m x 2.59m)
Fine views towards the Harbour from the front aspect. Radiator. Built in wardrobe. Door to -

EN-SUITE

Suite comprising of a tiled shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail. Part tiled walls.

BEDROOM 2 (Previously
Bedrooms 3 & 4)

15'9 x 6'8 (4.80m x 2.03m)
Matching windows to the rear, two radiators (both original bedroom doors are still in situ - enabling buyers to reinstate this double bedroom back to two rooms if required).

FAMILY BATHROOM

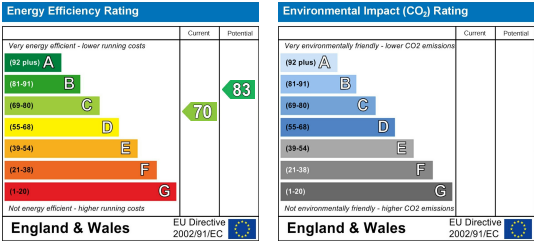
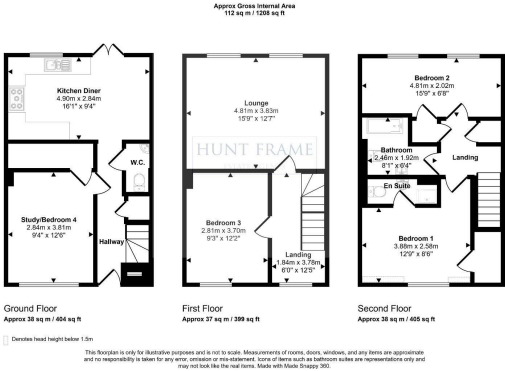
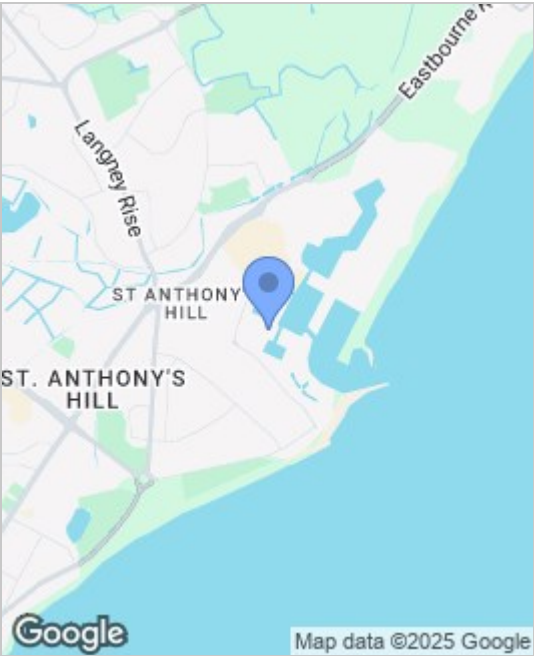
White three piece suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Extractor fan. Part tiled walls.

GARDENS

The southerly facing rear garden has been landscaped and boasts a sizeable decking area, patio and storage shed with fenced enclosed boundaries.

PARKING

To the front of the property there is off street parking with additional communal/visitor parking to the side of the terrace..



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