

Hartfield Road, Eastbourne BN21 2AR



welcome to

Hartfield Road, Eastbourne

Fox & Sons are delighted to offer to the market this substantial 4 bedroom semi-detached house located in the favourable Upperton location. The property comes ideally located close to Eastbourne town centre offering a wealth of shops and transport links.













Entrance Porch

Window and door to the front aspect. Door to the garage.

Entrance Hall

Door to the side aspect. Radiator.

Lounge

24' max x 17' 3" into bay (7.32m max x 5.26m into bay) Secondary glazed bay window to the front aspect. Radiator. Fire place.

Dining Room

13' 8" into recess x 16' 1" (4.17m into recess x 4.90m) Door to the rear aspect. Radiator. Open place fire place.

Reception Room

13' 11" x 10' 5" ($4.24m\ x\ 3.17m$) Window to the rear aspect. Feature fire place. Radiator. Boiler.

Kitchen

12' 6" x 12' 2" (3.81m x 3.71m) A range of wall and base units with work top overs incorporating a stainless steel sink and drainer unit. Double electric oven. Space and plumbing for dishwasher. Radiator. Island. Windows to the side aspect. Door leading to garden.

Cloakroom

Window to the rear aspect. Low level W.C. Radiator.

Utility Room

Double glazed window to the rear aspect. Stainless steel sink and drainer unit.

First Floor Landing

Stairs leading from ground floor to first floor landing. Window to the side aspect. Loft access. Radiator. Airing cupboard.

Bedroom 1

16' 3" x 14' into recess (4.95m x 4.27m into recess) Window to the rear aspect. Wash hand basin. Built in wardrobe. Radiator.

Bedroom 2

14' 10" max x 13' 10" into recess (4.52m max x 4.22m into recess) Window to the front aspect. Radiator. Fitted wardrobes.

Bedroom 3

14' x 10' 6" into recess ($4.27m \times 3.20m$ into recess) Single glazed window to the front aspect. Double glazed window to the rear aspect. Radiator.

Bedroom 4

17' 4" max x 9' 9" max (5.28m max x 2.97m max) Window to the front and side aspect. Radiators.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Low level W.C. Heated towel rail. Window to the rear aspect.

Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Window to the side aspect. Wash hand basin. Low level W.C. Heated towel rail. Extractor fan.

Rear Garden

Being mainly laid to lawn with a patio area, mature trees and shrubs. Garden shed.

Garage

Up and over door. Power and lighting, Door and window to the rear aspect.

Off Road Parking





welcome to

Hartfield Road, Eastbourne

- Substantial Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Garage and Off-Road Parking
- Upperton Location

Tenure: Freehold EPC Rating: D

guide price

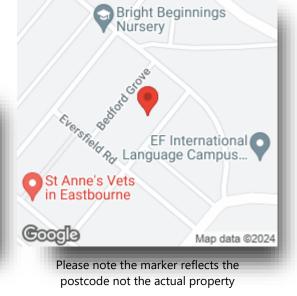
£625,000 - £675,000





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Property Ref: EBN117971 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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