



**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 x 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**



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## 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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Please note the marker reflects the postcode not the actual property



Property Ref:  
EBN117971 - 0005

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