



Hurst Road, Eastbourne BN21 2PW



welcome to

Hurst Road, Eastbourne

Fox and Sons are delighted to present to the market this THREE bedroom end of terrace house located in the beautiful Old Town location over three floors. The property benefits from two double bedrooms, a single bedroom with a dressing room, spacious lounge, rear garden and more!



Entrance Porch

Double glazed door to the front aspect.

Entrance Hall

Door to the front aspect. Window to the side aspect.

Lounge

26' 9" into bay x 11' 11" into recess (8.15m into bay x 3.63m into recess)

Double glazed bay window to the front aspect. Original open fire place. Radiator. Double glazed window to the rear aspect. Beautiful views across Eastbourne. Far reaching sea views.

Kitchen / Dining Room

15' 2" max x 11' 3" max (4.62m max x 3.43m max)

A range of wall and base units with work top over incorporating a sink and drainer unit. Rangemaster cooker. Space for fridge / freezer. Radiator. Double glazed window to the rear aspect.

Utility Room

5' 11" x 3' 4" (1.80m x 1.02m)

Door leading to garden. Space and plumbing for washing machine. Boiler.

Cloakroom

Low level W.C. Wash hand basin. Double glazed window to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the rear aspect.

Bedroom 1

11' 11" max x 9' 4" max (3.63m max x 2.84m max)

Double glazed window to the rear aspect. Radiator. Restricted head height. Far reaching views to Dungeness.

Bedroom 2

11' 10" x 9' 1" max (3.61m x 2.77m max)

Double glazed window to the front aspect. Radiator. Restricted head height.

Bedroom 3

7' 2" plus wardrobe x 6' (2.18m plus wardrobe x 1.83m)

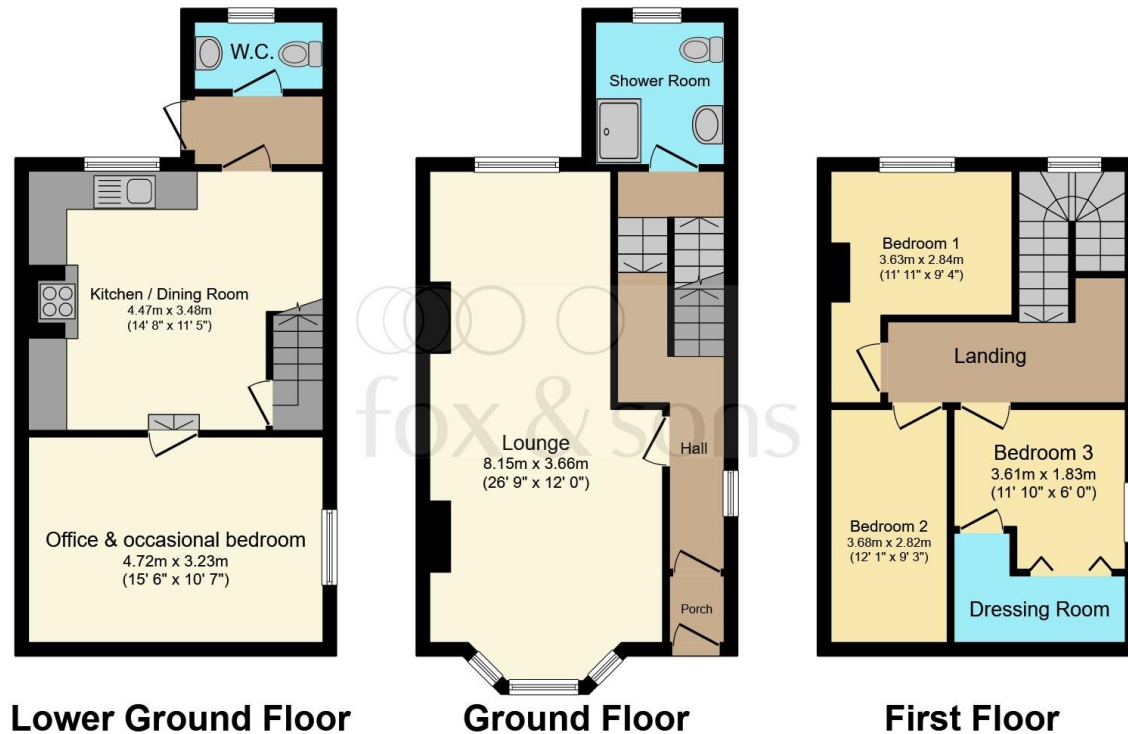
Double glazed window to the side aspect. Fitted wardrobes. Radiator. Loft access.

Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Radiator. Double glazed window to the rear aspect.

Rear Garden

Decked seating area adjoining the property leading to an established garden with mature trees and shrubs.



Total floor area 113.0 m² (1,217 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/EBN119078



welcome to

Hurst Road, Eastbourne

- THREE BEDROOM END OF TERRACE HOUSE
- SPLIT OVER THREE FLOORS
- OPEN PLAN LOUNGE
- DOWNSTAIRS W.C.
- FEATURE FIRE PLACE

Tenure: Freehold EPC Rating: D

£360,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119078



Property Ref:
EBN119078 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk