



**Hurst Road, Eastbourne BN21 2PW**



**welcome to**

## **Hurst Road, Eastbourne**

A beautifully presented three bedroom home ideal for families located within the Old Town location. Offering; two reception rooms, three double bedrooms, modern kitchen, modern shower room, separate WC and rear garden. The property also boasts beautiful views and can be viewed immediately.



### Entrance Hall

Door to the front aspect. Double glazed window to the rear aspect. Radiator.

### Lounge

14' 5" into bay x 12' 5" into recess ( 4.39m into bay x 3.78m into recess )  
Double glazed bay window to the front aspect. Fire place. Radiator.

### Kitchen

15' 9" into recess x 11' 3" max ( 4.80m into recess x 3.43m max )  
A range of wall and base units with work top over incorporating a sink and drainer unit. Electric oven and hob. Cupboard containing boiler. Integral washing machine, dish washer and fridge / freezer. Window to the rear aspect.

### Second Reception Room

14' 8" max x 13' 7" max ( 4.47m max x 4.14m max )  
Opening to kitchen, having a radiator and cupboard.

### Cloakroom

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

### First Floor Landing

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

### Bedroom 1

16' 3" into recess x 11' 11" ( 4.95m into recess x 3.63m )  
Double glazed window to the front aspect. Fire place. Radiator.

### Bedroom 2

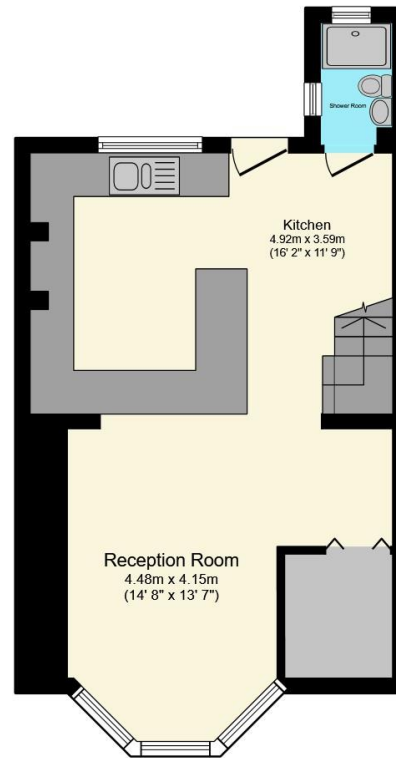
11' 5" x 9' 4" plus recess ( 3.48m x 2.84m plus recess )  
Double glazed window to the rear aspect. Radiator. Restricted head height.

### Bedroom 3

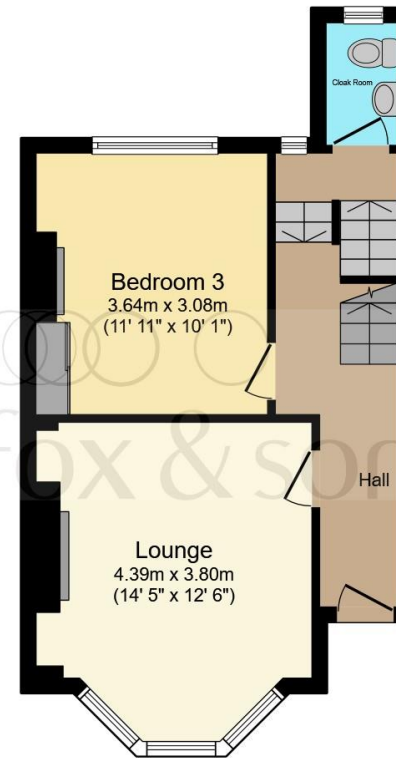
10' 5" into recess x 12' ( 3.17m into recess x 3.66m )  
Double glazed window to the rear aspect. Radiator. Built in wardrobe.

### Bathroom

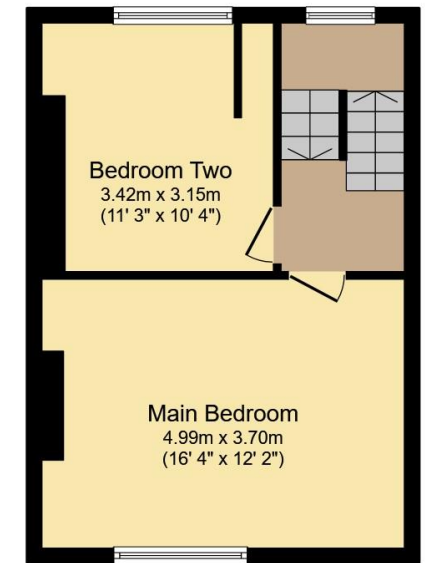
Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.



Lower Ground Floor



Ground Floor



First Floor

Total floor area 113.9 m<sup>2</sup> (1,226 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](http://www.focalagent.com)



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## **Hurst Road, Eastbourne**

- TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN THROUGHOUT
- VIEWS ACROSS EASTBOURNE

Tenure: Freehold EPC Rating: D

**£380,000**



Please note the marker reflects the  
postcode not the actual property

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