

HUNT FRAME

ESTATE AGENTS



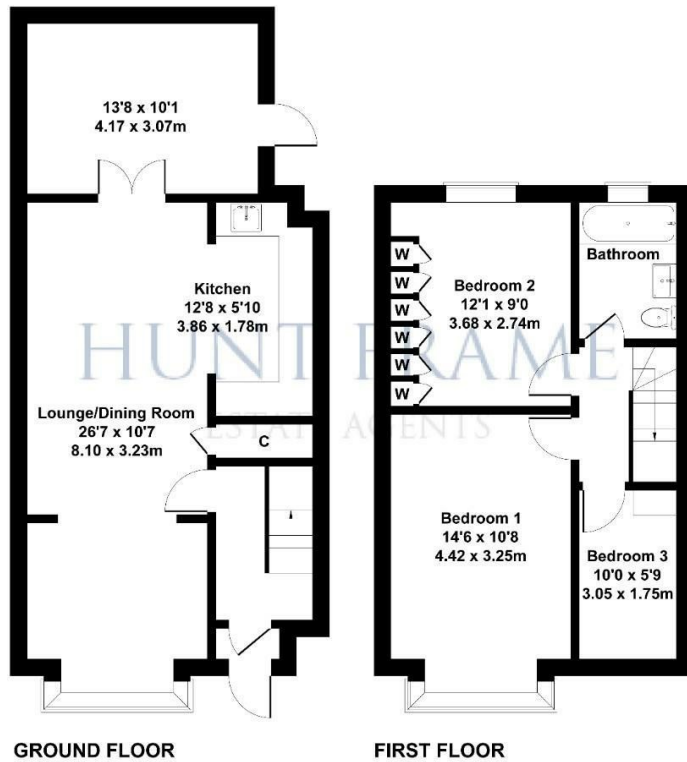
62 Lottbridge Drive
Hampden Park, Eastbourne, BN22 9PD

Offers Over £260,000

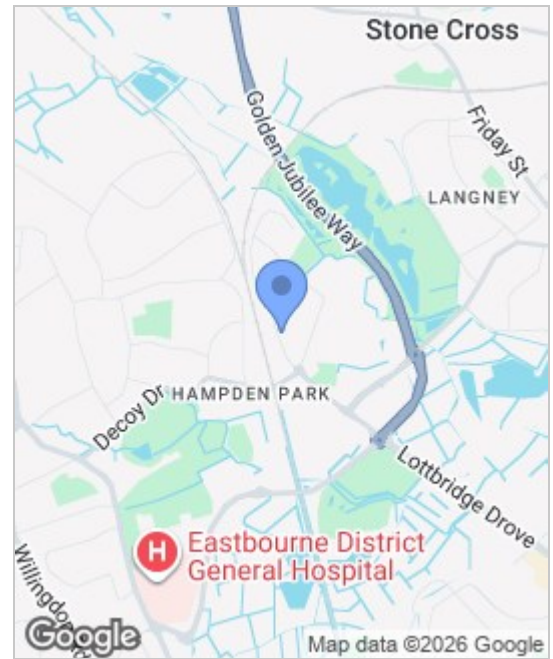


62 Lottbridge Drive

Approximate Gross Internal Area
1081 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For illustrative.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- OFFERS OVER £260,000
- 1930'S STYLE SEMI-DETACHED HOUSE
- WITHIN EASY WALK OF HAMPDEN PARK RAILWAY STATION
- 26'7 THROUGH LOUNGE/DINING ROOM
- EXTENSION/SUN ROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- AVAILABLE WITH NO ONWARD CHAIN

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HUNT FRAME ESTATE AGENTS are proud to offer with a this older style THREE BEDROOM, extended, semi-detached house which provides ideal family sized accommodation and is located close to Hampden Park railway station and local shops. Comprising 26' through lounge/dining room, sun room extension, kitchen, three bedrooms and a bathroom. Also benefitting from a lawned rear garden and off road parking.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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