

HUNT FRAME

ESTATE AGENTS



9 Aspen Road, Eastbourne, BN22 0TG

Offers Over £220,000



OFFERS OVER £220,000. HUNT FRAME ESTATE AGENTS are proud to offer this family property that now requires general updating, this CHAIN FREE three-bedroom end of terrace house offers a fantastic opportunity for buyers looking to add their own touch. Conveniently located within one mile of Hampden Park High Street and railway station, the property is ideal for commuters and families alike.



ENTRANCE HALL

With double glazed door, radiator.

LOUNGE

12'6" x 12'1" (3.83 x 3.69)

Double glazed window to front, radiator, display plinth with recess for electric fire, under stair cupboard.

DINING AREA

9'6" x 7'7" (2.90 x 2.32)

Double glazed patio doors to rear garden, radiator.

KITCHEN

9'5" x 6'10" (2.89 x 2.09)

Double glazed window to rear, single drainer stainless steel sink unit, fitted with a range of wall and base mounted units with work surfaces and tiled splash backs, fitted electric oven and gas hob. Wall mounted gas boiler.

Landing

Linen cupboard, loft access.

BEDROOM ONE

9'9" x 9'1" (2.99 x 2.79)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO

9'6" x 7'0" (2.91 x 2.15)

Double glazed window to rear, radiator.

BEDROOM THREE

9'7" x 6'1" (2.93 x 1.87)

Double glazed window to front, radiator.

SHOWER ROOM

Double glazed window to rear, shower enclosure, hand basin, radiator.

CLOAKROOM

Double glazed window to rear, wc.

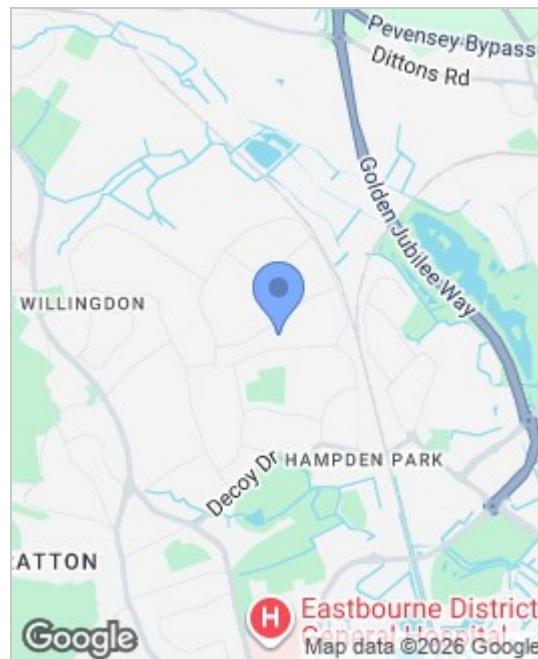
REAR GARDEN

Patio area with three steps ascending to area of lawn. Enclosed with fencing, gate to side.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner,

Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



9 Aspen Road

Approximate Gross Internal Area
797 sq ft - 74 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	74	England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.