

HUNT FRAME

ESTATE AGENTS

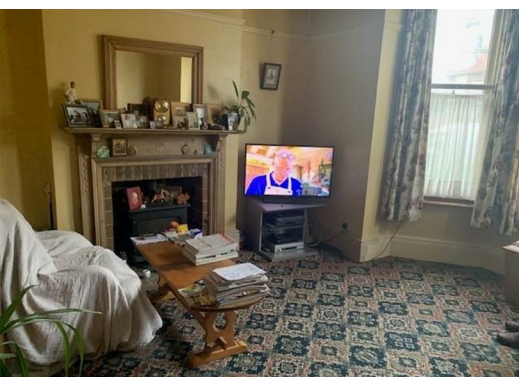


12 New Upperton Road, Eastbourne, BN21 1NN

£335,000



HUNT FRAME ESTATE AGENTS are proud to offer with this OPPORTUNITY TO CREATE YOUR OWN PERIOD STYLE PROPERTY. An opportunity to acquire this FOUR BEDROOM, end of terrace house located close to Motcombe Village. Offering accommodation over three floors with two bright and spacious reception rooms. Conveniently located within easy reach of the town centre. **MUST BE VIEWED!!**



Entrance - Covered entrance with front door to-

Entrance Hall - Radiator, Exposed wooden floorboards, stairs rising to first floor landing.

Lounge - 4.88m into bay x 3.35m (16'34 into bay x 11'81) - Feature fireplace with inset gas fire. Double glazed bay window to front.

Dining Room - 4.27m max x 3.81m (14'99 max x 12'06) - Exposed wooden floorboards. Radiator. Fireplace surround. Double glazed patio doors to rear.

Kitchen/Breakfast Room - 4.88m x 3.05m (16'52 x 10'87) - Range of kitchen cupboards with work tops. Inset sink unit. Built in hob. Wall mounted gas boiler. Understairs cupboard and cellar. Door to-

Lean To - 3.43m x 2.13m (11'03 x 7'58) - Access to garden. Door to-Exposed wooden floorboards & cork tiles.

Ground floor cloakroom - Low level WC.

First Floor Landing - Access to loft space.

Bedroom One - 4.27m max into recess x 3.84m (14'50 max into recess - Radiator. Double glazed windows to rear and side aspects.

Bedroom Two - 3.66m max x 3.66m (12'83 max x 12'68) - Radiator. Double glazed window to front aspect.

Bedroom Four - 3.35m x 2.64m (11'93 x 8'08) - Double glazed window to front aspect.

Bathroom - Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Airing cupboard Frosted window.

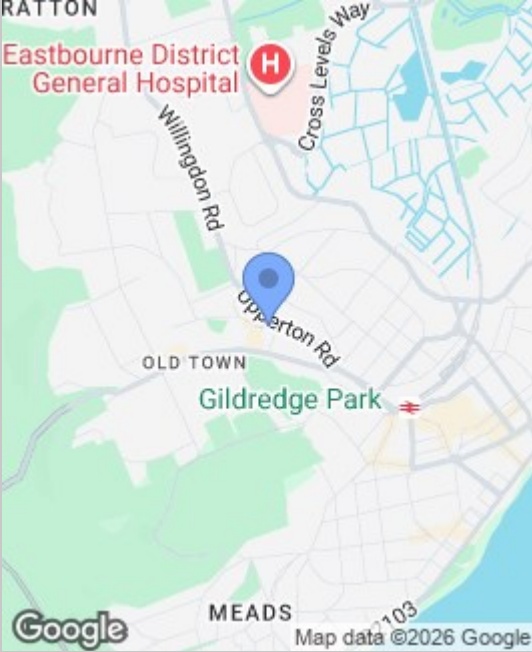
Wc - Low level WC. Frosted window.

Stairs From First To Second Floor Landing - Window.

Bedroom Three - 3.66m x 2.74m (12'83 x 9'61) - Radiator. Built in wardrobe. Double glazed window to rear.

Outside - There is a courtyard style garden.

Council Tax Band = D -



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

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

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