

HUNT FRAME

ESTATE AGENTS



11 Western Road, Eastbourne, BN22 8HS Price Guide £262,500



HUNT FRAME ESTATE AGENTS are proud to offer this BAY FRONTED VICTORIAN TERRACED HOUSE with well presented accommodation to include separate SITTING and DINING ROOMS and KITCHEN to the ground floor with TWO BEDROOMS, an UPDATED BATHROOM and SEPARATE WC to the first floor. COURTYARD GARDEN to the rear.

The property occupies a sought after position within the popular Seaside area enjoying close proximity to local schools and amenities including shopping facilities in nearby Seaside. The seafront is within half a mile and the town centre with its comprehensive range of shopping facilities, theatres and mainline railway station is less than one mile distant.



ENTRANCE

UPVC, glazed entrance door with glazed panel above.

HALL

Radiator, stairs to the first floor, doors to the sitting and dining rooms.

SITTING ROOM

15'0 x 10'8 (4.57m x 3.25m)

UPVC Double glazed bay window to the front aspect, fireplace surround with mantle and hearth with a fitted gas fire, dado rails and deep skirting, radiator.

DINING ROOM

11'8 x 11'2 (3.56m x 3.40m)

UPVC double glazed window to the rear elevation with an aspect over the garden, radiator, under stairs storage cupboard, doorway to the kitchen.

KITCHEN

12'5 x 7'6 (3.78m x 2.29m)

Comprising of a range of floor standing and wall mounted units with worktop space, inset stainless sink unit with drainer and mixer tap, tiled splashbacks, space for a free standing cooker and fridge/freezer, plumbing and space for a washing machine, wall mounted boiler, UPVC double glazed window to the rear aspect with a matching door giving access to the courtyard.

LANDING

Split level landing with loft access, doors to both bedrooms, bathroom and separate Wc.

BEDROOM 1

12'9 x 11'9 (3.89m x 3.58m)

Two built in wardrobes, radiator, two UPVC double glazed windows to the front aspect.

BEDROOM 2

11'8 x 8'9 (3.56m x 2.67m)

UPVC double glazed window overlooking the rear, radiator.

BATHROOM

8'3 x 6'5 (2.51m x 1.96m)

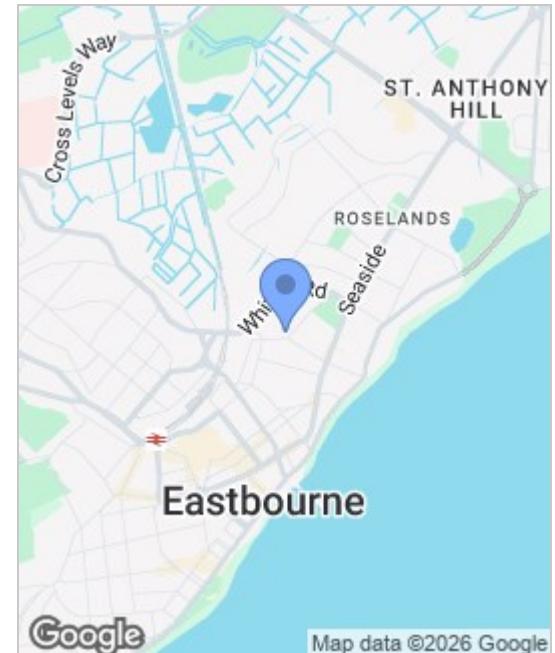
Updated bathroom comprising of a suite of a panelled bath with shower unit, pedestal wash hand basin, radiator, tiling to walls, wood effect flooring, radiator, airing cupboard, UPVC double glazed window to the rear elevation.

SEPARATE WC

Comprising of a white suite of a low level Wc, UPVC double glazed window to the side.

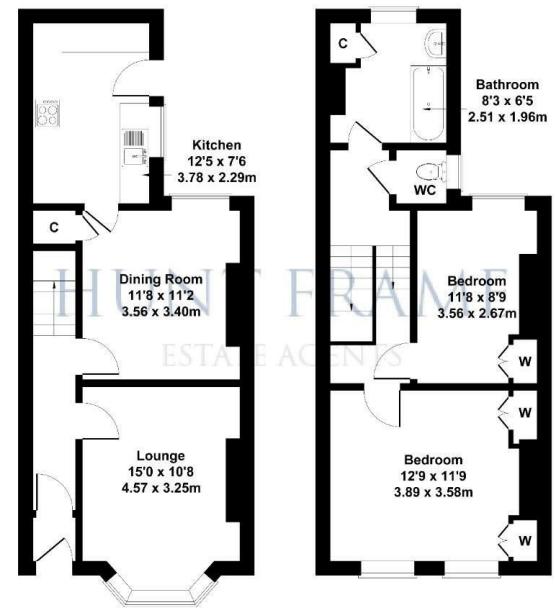
GARDEN

Courtyard garden laid to paving with a walled surround and gated rear access.



11 Western Road

Approximate Gross Internal Area
907 sq ft - 84 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	65
(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	
	Current 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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