

# HUNT FRAME

ESTATE AGENTS



## 27 Princes Road, Eastbourne, BN23 6HS

### Price Guide £285,000



GUIDE PRICE £285,000 TO £300,000

CHAIN FREE, EXTENDED SEMI-DETACHED FAMILY HOME in the favoured LANGNEY POINT area of Eastbourne. Providing comfortable and versatile accommodation across two floors with a SITTING ROOM, KITCHEN and EXTENDED DINING ROOM to the ground floor. The first floor is just as impressive with THREE BEDROOMS & FAMILY BATHROOM. Externally there are LOW MAINTENANCE GARDENS to the rear with access to the GARAGE and front. Highly Recommended.

Within walking distance of local amenities including ASDA, LIDL, Beatty Road shops, and Tesco. In close proximity to both primary and secondary schools, while the nearby seafront offers easy access for both walking and cycling. The area is well-served for public transport with regular services into Eastbourne, Hailsham and further afield if so desired.



## ENTRANCE PORCH

Sliding double glazed entrance door into the lobby, wooden and glazed door to the hallway.

## HALLWAY

Doors to the sitting room and kitchen, understairs storage cupboard, radiator, window to the side aspect.

## SITTING ROOM

15'1 x 10'8 (4.60m x 3.25m)

Window to the front aspect, radiator, chimney with hearth (electric fire fitted), glazed partition and door to the dining room.

## DINING ROOM

17'10 x 8'9 (5.44m x 2.67m)

Extended dining room being dual aspect with a window to the side aspect and sliding patio doors overlooking and giving access to the gardens, sliding door to the kitchen.

## KITCHEN

8'9 x 7'10 (2.67m x 2.39m)

Range of floor standing and wall mounted units with worktop space, inset sink unit, plumbing and space for a washing machine, space for a freestanding oven, further under counter appliance space, door to the dining room, return door to the hallway, window to the side aspect, door giving access to the garage and gardens.

## FIRST FLOOR

Staircase rising to the first floor, loft access, (housing gas boiler) doors off to the bedrooms and bathroom, window to the side aspect.

## BEDROOM 1

13'3 x 8'6 (4.04m x 2.59m)

Window to the front aspect, radiator, range of fitted wardrobes and cupboards.

## BEDROOM 2

10'10 x 9'0 (3.30m x 2.74m)

Window to the rear aspect, radiator, space for freestanding furniture.

## BEDROOM 3

10'0 x 6'11 (3.05m x 2.11m)

Window to the front aspect, radiator, storage cupboard.

## FAMILY BATHROOM

Suite comprising of a panelled bath with shower attachment, low level Wc with a pedestal wash hand basin, radiator, dual aspect with windows to the side and rear elevations.

## GARDEN

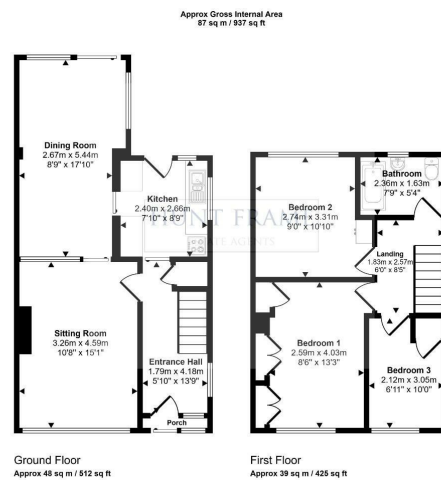
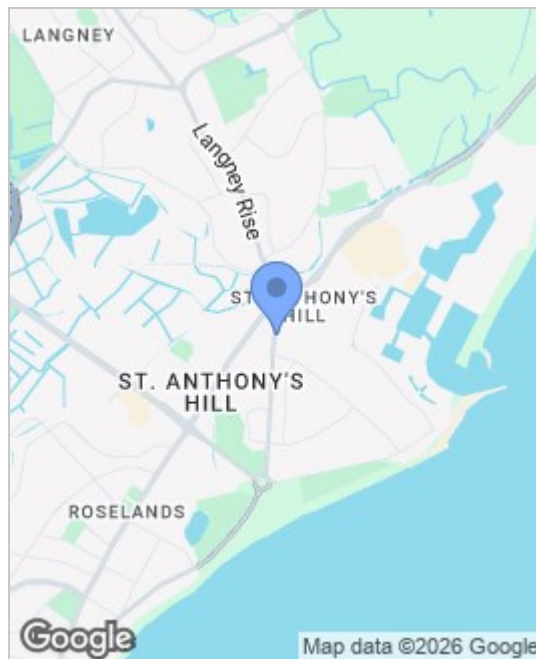
Mainly laid to paving with raised display borders, fenced boundaries, access to the dining room, kitchen and garage.

## GARAGE

Accessed via a shared driveway with garage access for two neighbours. Up and over door to the front with power and light.

## AGENTS NOTE:

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. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as the bathroom suites are representations only and may not look like the real items. Made with Made Simple 960.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>74</b>                                   | <b>59</b>               |   |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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.