HUNT FRAME
ESTATE AGENTS



61 Phoenix Drive, Eastbourne, BN23 5PG

£320,000

3 2 2 C

A MOST SPACIOUS, THREE BEDROOM, end of terrace house located within Sovereign Harbour North. The well planned accommodation comprises a 15'9 x 14'7 lounge, double glazed CONSERVATORY, a home office (formerly the garage and a master bedroom with EN-SUITE. Also benefitting from OFF ROAD PARKING and available with NO CHAIN.







Double glazed front door to:

Entrance Hall
Stairs rising to first floor, radiator, door to:

Ground floor cloakroom
Suite comprising low level wc, wash basin, radiator, built in cloaks cupboard, double glazed window to front.

Kitchen
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset one and a half bowl sink and single drainer unit with mixer tap. Built in double oven and five ring gas hob with extractor hood above. Space for upright fridge/freezer, space for washing machine, breakfast bar, radiator, double glazed window to front.

Lounge
Feature fire surround with fitted gas fire, two radiators, door to under stairs storage cupboard, double doors to:

Conservatory
Part brick built with two radiators, double glazed windows and doors leading to rear garden.

Office
(Formerly part of the garage), With access door to the store.

First floor landing
Door to airing cupboard.

Bedroom One
Range of fitted wardrobes, radiator, double glazed window to front, door to:

En-Suite
In a white suite comprising tiled shower cubicle, low level wc and wash basin, Radiator, double glazed window to front.

Bedroom Two
Radiator, double glazed window to rear.

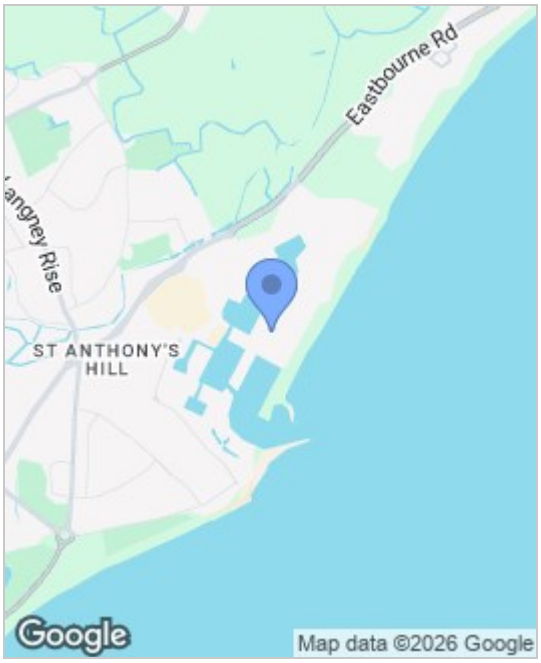
Bedroom Three
Radiator, double glazed window to rear.

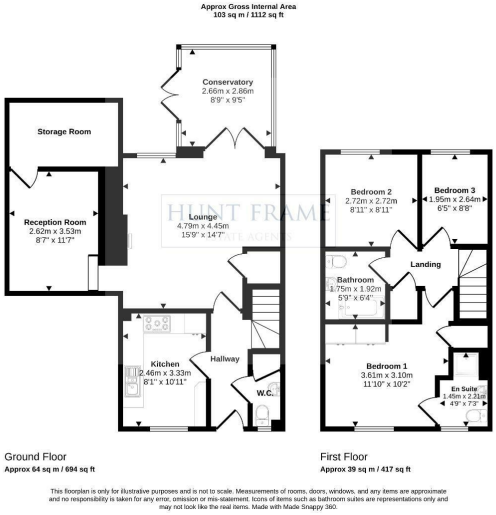
Bathroom
In a white suite comprising panelled bath with shower above, low level wc, pedestal wash basin, part tiled walls, radiator.

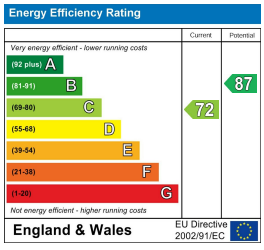
OUTSIDE
The front and rear gardens have been laid as shingle, the rear has gated access to the DRIVEWAY, providing off road parking and to the former garage.

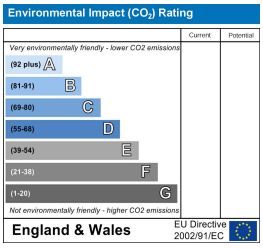
COUNCIL TAX BAND: D

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.









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.

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE
Tel: 01323 737373 | Email: info@huntframe.co.uk
www.huntframe.co.uk