

HUNT FRAME

ESTATE AGENTS



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15 Wade Close, Eastbourne, BN23 6AW

£350,000



BEAUTIFULLY PRESENTED throughout, and conveniently located within easy reach of local shops, schools, the seafront and Sovereign Centre. Benefiting from a **LOW MAINTENANCE**, **SECLUDED REAR GARDEN**, **DRIVEWAY PARKING** and **GARAGE** and with accommodation comprising **THREE BEDROOMS**, **TWO RECEPTION ROOMS**, **DOUBLE GLAZED CONSERVATORY**, **SHOWER ROOM** and **FITTED KITCHEN** with appliances. Viewing is highly recommended.



Entrance Hall

Via panelled door with glazed crescent insert. Oak effect laminate flooring. Radiator. Stairs rising to first floor landing. Double glazed window to side.

Kitchen

10'5 x 7'1 (3.18m x 2.16m)
Double glazed windows to front and side. Fitted in a range of wall and base mounted units and drawers with complementary work surfaces over. Stainless steel sink unit with single drainer. Electric cooker. (Gas point for cooker.) Extractor hood over oven space. Space and plumbing for washing machine and slimline dishwasher. Radiator. (Dishwasher included). Wall mounted gas boiler.

Lounge

17'9 x 13'5 (5.41m x 4.09m)
Twin double glazed windows. Two radiators. Television point. Ornamental fire surround. Under stair storage cupboard. Open to:

Dining Room

13'9 x 11'6 (4.19m x 3.51m)
Double glazed French doors to conservatory. Radiator.

Conservatory

12 x 6'0 (3.66m x 1.83m)
Of double glazed construction with power and light.

First Floor Landing

Providing loft access with ladder. Door to airing cupboard.

Bedroom One

13'9 x 9'7 (4.19m x 2.92m)
Double glazed window to side. Radiator. Eaves cupboard.

Bedroom Two

10'3 x 6'11 (3.12m x 2.11m)
Double glazed window to front. Radiator.

Bedroom Three

9'7 x 6'4 (2.92m x 1.93m)
Double glazed window to side. Radiator.

Shower Room

Double glazed window to front. Wash hand basin. Fully tiled walls. Radiator. Shower enclosure, extractor fan.

Separate WC

Double glazed window to side. Low flush WC. Wash hand basin.

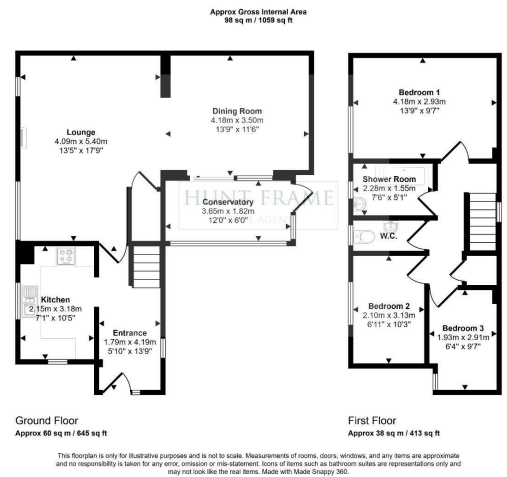
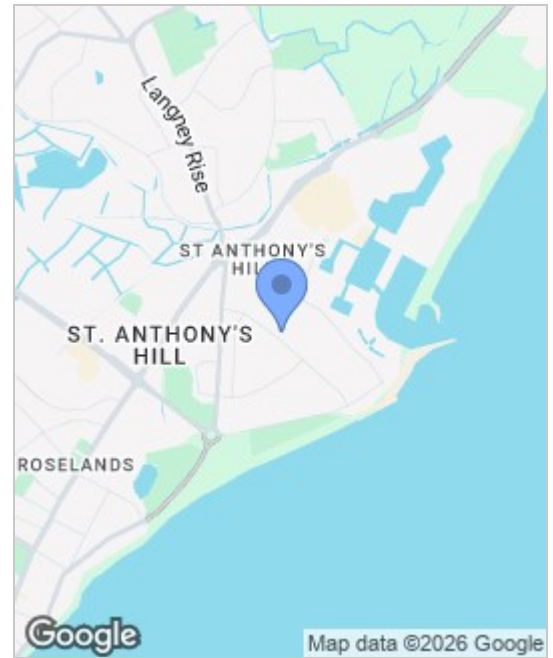
Rear Garden

Paved and walled with flower beds offering a good degree of seclusion. Gate to driveway and garage.

Detached Garage

Metal up and over door, power and light and pitched roof storage.

Council Tax Band = D



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	71	England & Wales	EU Directive 2002/91/EC	85

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