

# HUNT FRAME

ESTATE AGENTS



**1 Macquarie Quay, Eastbourne, BN23 5AT**

**£310,000**



Offered to the market CHAIN FREE, a THREE BEDROOM, end of terrace house situated within Eastbourne's North Harbour. Benefitting from an EN-SUITE SHOWER ROOM to the master bedroom, ground floor cloakroom, GARAGE and parking space.



Ground Floor

Entrance Hall Radiator.

Cloakroom/WC With low level WC, wash hand basin, radiator, double glazed window to the front.

Lounge 17ft 0in (5m 18cm) x 12ft 0in (3m 66cm) Double glazed window to front, two radiators, under stairs storage cupboard, double doors to:

Kitchen/Dining Room 16ft 0in (4m 88cm) x 9ft 0in (2m 74cm) A range of modern fitted units comprising inset stainless steel one and a half bowl sink unit, a range of working surfaces with base unit storage cupboards and drawers below, matching wall mounted storage cupboards above, inset gas hob with extractor hood above, built in electric oven, radiator, spaces for washing machine and dishwasher, space for upright fridge/freezer, double glazed window and double glazed French doors to rear garden.

Stairs from Hallway to First Floor

Landing Built in boiler, hatch to loft space.

Bedroom 1 12ft 0in (3m 66cm) x 10ft 0in (3m 5cm) Plus deep door recess Double glazed window to front, radiator, double built in wardrobe cupboards, door to:

En-Suite Shower Room With fully tiled shower cubicle, fitted shower, low level WC, pedestal wash hand basin, half tiled walls, extractor fan, double glazed window.

Bedroom 2 9ft 6in (2m 90cm) x 9ft 0in (2m 74cm) Double glazed window to the rear, radiator.

Bedroom 3 9ft 6in (2m 90cm) x 6ft 6in (1m 98cm) Double glazed window to rear, radiator.

Bathroom/WC Being half tiled, with fitted suite comprising panelled bath, wash hand basin, low-level WC, radiator, extractor fan, light/strobe electric shaver point.

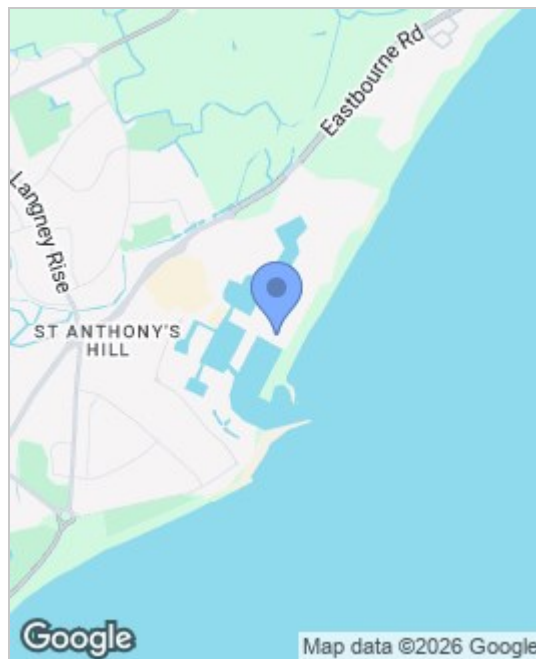
Outside

Rear Garden Mainly laid to lawn with fenced boundary, gate affording rear access to:

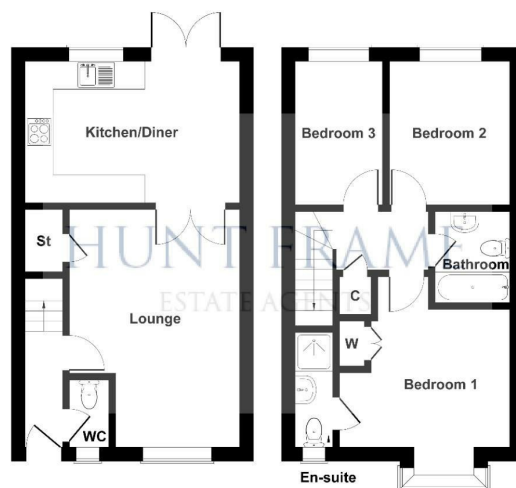
Garage With up and over door, personal door to garden.

### 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.



### 1 Macquarie Quay



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		75		(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G	Not energy efficient - higher running costs			(1-20) G	Not environmentally friendly - higher CO <sub>2</sub> emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.