



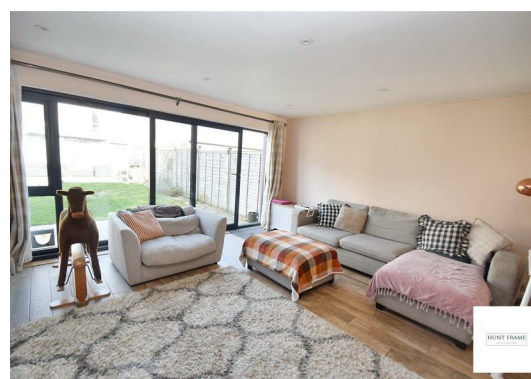
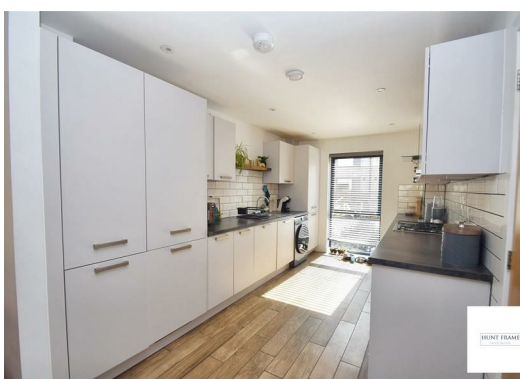
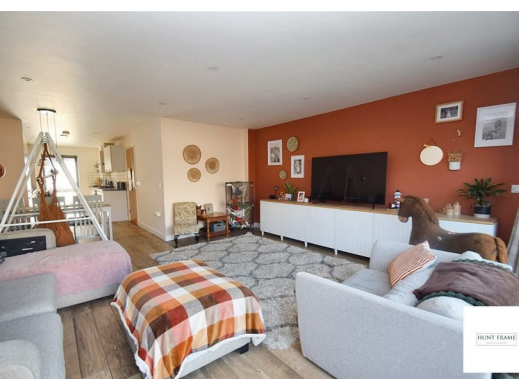
HUNT FRAME
ESTATE AGENTS

3 Tambora Square, Eastbourne, BN23 5BT

£400,000

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An immaculately presented, recently built, semi detached home located within easy reach of Sovereign Harbour, the beach, and The Crumbles Shopping Complex. Benefitting from a generous, level rear garden with two patio areas and lawn, underfloor heating to the ground floor and a tandem car port, viewing is recommended. The accommodation comprises, open plan living room/kitchen with integrated appliances, ground floor cloakroom, three/four first floor bedrooms with en-suite and family bathroom. CHAIN FREE with approximately 5 years remaining of the constructors warranty.



ENTRANCE HALL

Double glazed window. Composite entrance door. Oak effect tiled flooring with under floor heating.

GROUND FLOOR WC

Double glazed window. In a suite comprising low level WC. Wash hand basin. Part tiled walls. Tiled floor with underfloor heating.

LOUNGE AREA

16'11 x 15'10 (5.16m x 4.83m)
Double glazed window. Double glazed sliding patio doors overlooking and leading to rear garden. Oak wood effect tiled flooring with underfloor heating.

KITCHEN/DINING AREA

21'4 x 15'10 (6.50m x 4.83m)
Comprising wall and base mounted modern fitted units with complementary work surface over. Inset sink unit. Integrated fridge freezer, dishwasher, gas hob and oven with extractor hood over. Space and plumbing for washing machine. Tiled floor with underfloor heating. Double glazed window. Space for dining table and chairs.

FIRST FLOOR LANDING

Double glazed window. Radiator. Access to loft space (part boarded). Two built-in cupboards.

BEDROOM ONE

14'3 x 8'11 (4.34m x 2.72m)
Double glazed window. Radiator. Built-in wardrobe.

EN SUITE

6'2 x 10' (1.88m x 3.05m)
Suite comprising shower cubicle with tiled walls. Low level WC. Wash hand basin. Heated towel radiator. Tiled floor.

BEDROOM TWO

10'5 x 8'10 (3.18m x 2.69m)
Double glazed window. Radiator. Built-in wardrobe.

BEDROOM THREE

10'3 x 6'4 (3.12m x 1.93m)
Double glazed window. Radiator. Built-in wardrobe.

BEDROOM FOUR

6'11 x 6 (2.11m x 1.83m)
Double glazed window. Radiator. Built-in wardrobe.

FAMILY BATHROOM

6'1 x 8'10 (1.85m x 2.69m)
Suite comprising panelled bath with separate shower cubicle. Wash hand basin. Low level WC. Part tiled walls. Tiled floor. Heated towel radiator. Extractor fan.

REAR GARDEN

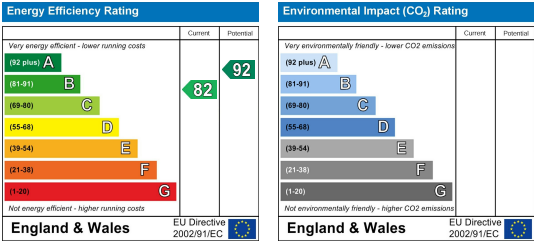
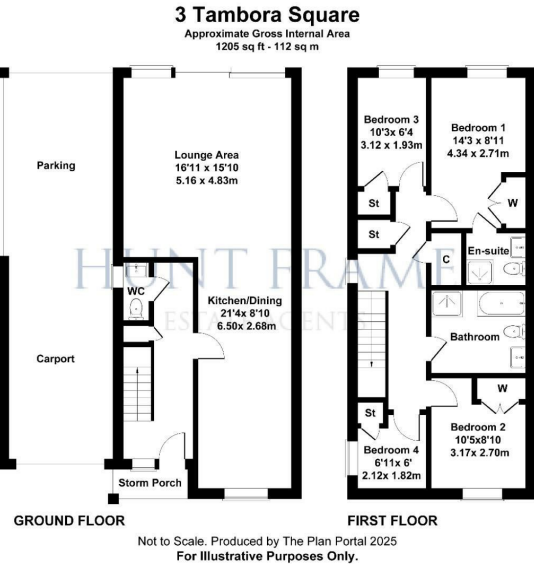
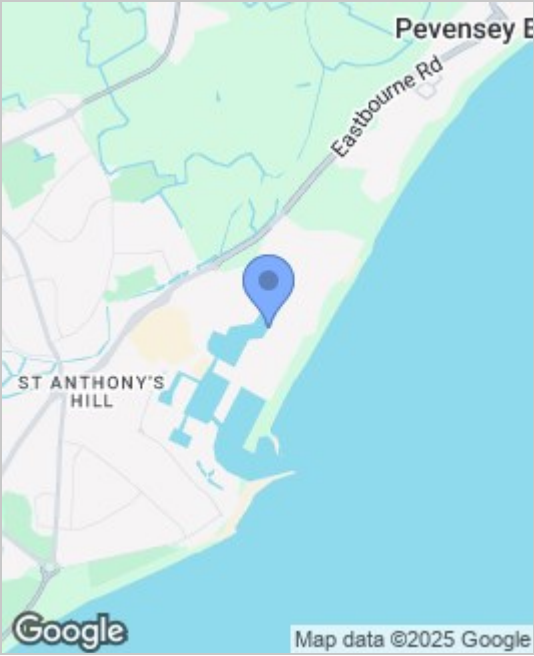
Mainly laid to lawn with area of patio. Side access. Fenced surround.

OFF ROAD PARKING

Providing off road parking for two vehicles.

CHARGES

Estate Management Charge Approximately £250 PA
Harbour/Sea Defence Charges Approximately £300 PA



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.