

HUNT FRAME

ESTATE AGENTS



184 Hazelwood Avenue, Eastbourne, BN22 0UX

Offers In Excess Of £265,000



A WELL PRESENTED MID TERRACED FAMILY HOME with a REFITTED KITCHEN with a LIFETIME WREN GUARANTEE, a SITTING ROOM and SEPARATE WC, all to the ground floor.. The first floor is no less impressive with THREE GOOD SIZED BEDROOMS and a FAMILY BATHROOM. There are enclosed GARDENS to the rear with DEDICATED OFF ROAD PARKING in addition. Our vendors have a found home to move to.

Situated in the Hampden Park area of Eastbourne with a local bus service that links to the town centre and surrounding retail parks. There are nearby shops for those daily needs located in Freshwater Square, a variety of local schools and Eastbourne Hospital are nearby. There are three golf courses a short drive away. These include, Willingdon Golf Course, Lottbridge Drive Golf Centre and Eastbourne Downs Golf Course. There is a variety of shops and eateries in local business parks and the Beacon Shopping Centre in the town centre. Then there are train stations at Hampden Park and Eastbourne town centre for access to London and Brighton.



ENTRANCE

Double glazed entrance door into the hallway.

HALLWAY

Under stairs storage area, replacement vinyl flooring, doors to the cloakroom, sitting room and kitchen/breakfast room.

CLOAKROOM

Double glazed window to the front aspect, radiator, low level Wc and corner wash hand basin, tiled flooring and tiled splashback.

KITCHEN BREAKFAST ROOM

16'2 x 9'2 (4.93m x 2.79m)

Completely refitted in July 2024 with a lifetime guarantee from Wren Kitchens, fitted with an extensive range of blue fronted wall mounted and floor standing units with wood block worktops and matching upstands, integrated dishwasher and plumbing and space for a washing machine, inset sink unit with a swan neck mixer tap, Victorian style brick tiled splashbacks, fitted single oven with a four ring gas hob and canopied extractor unit over, concealed wall mounted boiler, space for an upright fridge/freezer, space for a breakfast/dining table, radiator with an ornamental cover, replacement vinyl flooring, UPVC double glazed window to the front aspect.

SITTING ROOM

15'3 x 10'9 (4.65m x 3.28m)

Archway access from the hallway, radiator, feature wall with wood panelling, UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear lobby.

REAR LOBBY

UPVC glazed door to the gardens, door to a useful brick built storage room.

STAIRS & LANDING

Stairs rising to the first floor, landing with loft access and airing cupboard, doors off to the three bedrooms and bathroom.

BEDROOM 1

14'2 x 8'9 (4.32m x 2.67m)

Feature wood panelling to the walls, radiator, space for freestanding furniture, UPVC double glazed window to the rear aspect.

BEDROOM 2

13'1 x 8'8 (3.99m x 2.64m)

UPVC double glazed window to the front aspect, secondary loft access, radiator.

BEDROOM 3

8'3 x 6'5 (2.51m x 1.96m)

UPVC double glazed window to the rear aspect, radiator.

FAMILY BATHROOM

6'4 x 5'10 (1.93m x 1.78m)

Comprising of a white suite with a panelled bath with hand held shower attachment and electric shower unit above, shower screen, low level Wc and wash hand basin, part tiling to walls, wood effect tiled flooring, radiator, UPVC double glazed window to the front aspect.

GARDENS

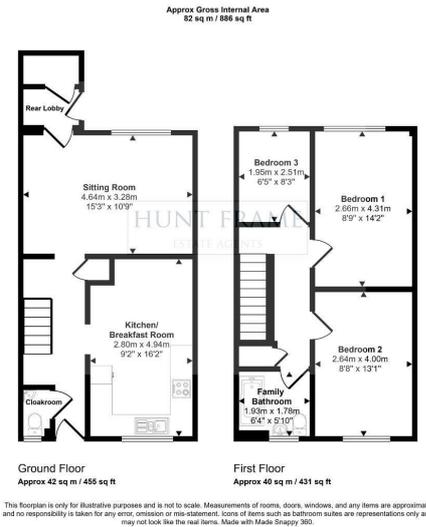
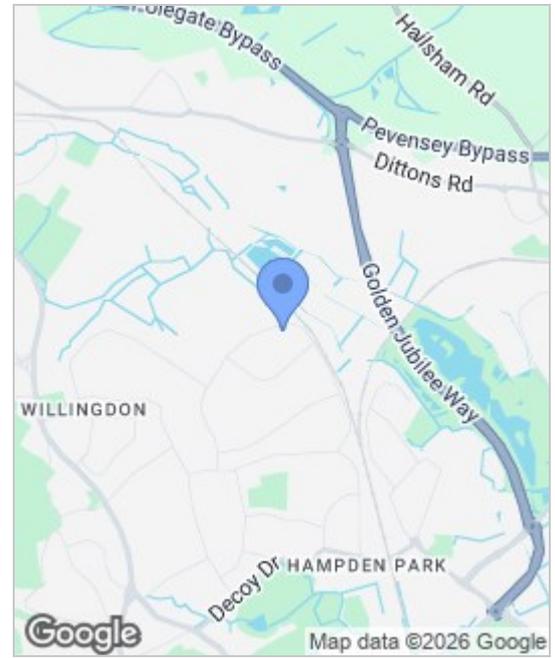
Primarily laid to laid with a small patio, a path leads to the gated rear access, fence enclosed boundaries.

PARKING

Dedicated off road parking to the rear aspect for a single vehicle, ample secondary communal parking.

AGENTS NOTE:

For further information and terms about the kitchen guarantee please refer to the paperwork that will be available/supplied by our sellers.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	88		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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