

HUNT FRAME

ESTATE AGENTS



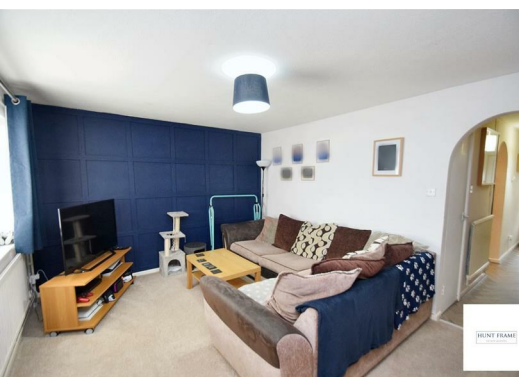
184 Hazelwood Avenue, Eastbourne, BN22 0UX

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 front 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

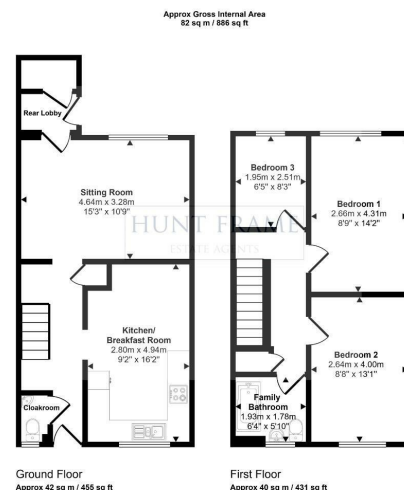
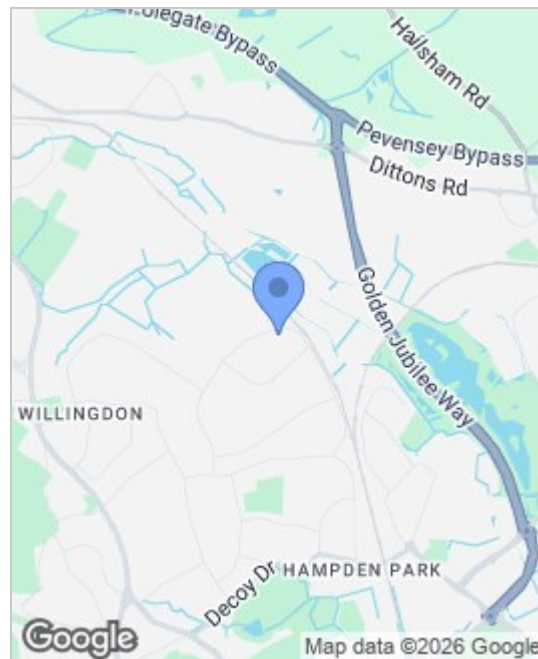
Dedicated off road parking to the rear aspect for a single vehicle, ample secondary communal parking.

AGENTS NOTE:

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

ANTI MONEY LAUNDERING REGULATIONS

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of floors such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
	75		88
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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