

# HUNT FRAME

ESTATE AGENTS



**5 Fort Road, Eastbourne, BN22 7SE**

**£220,000**



A VERY WELL PRESENTED, two bedroom mid terrace house conveniently located close to the seafront, local bus routes and shopping facilities. Comprising a through lounge/dining room, modern kitchen and bathroom, double glazing and gas central heating. Available with no onward chain.



Double glazed front door to:

Entrance Porch

Opening into:

Lounge/Dining Room 21'4 x 10'7

Double glazed window to front, TV point, three radiators

Kitchen 11'6 x 4'4

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset and a half bowl stainless steel sink and single drainer unit with mixer tap and tiled splash backs. Built in oven, four ring gas hob and extractor hood above. Space for washing machine, double glazed door to rear garden.

Bathroom

In a white suite comprising panelled bath with shower screen and wall mounted shower above, pedestal wash basin, low level wc, heated chrome towel ladder, part tiled walls, tiled floor, double glazed window.

First Floor Landing

Recessed spot lighting.

Bedroom One 10'7 x 10'3

Radiator, double glazed window to front.

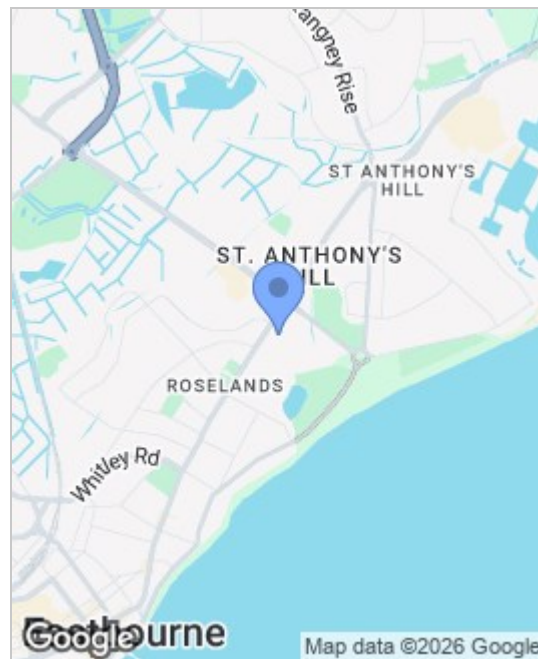
Bedroom Two 7'1 x 9'10

Radiator, double glazed window to rear.

Courtyard rear garden, laid as paving with timber garden store and gated rear access.

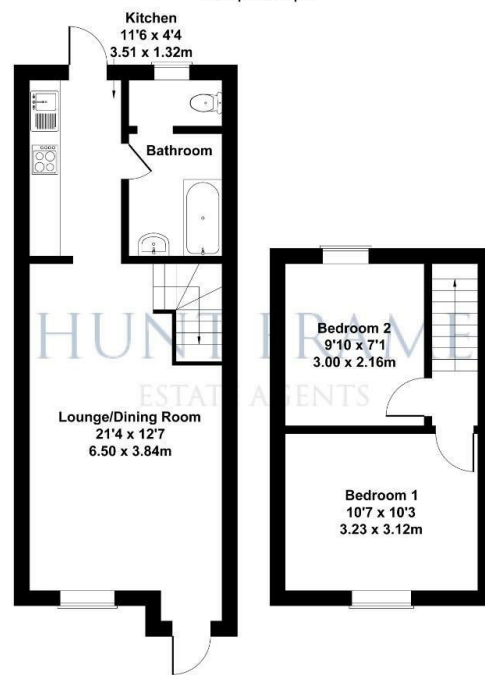
COUNCIL TAX BAND: B

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.



### 5 Fort Road

Approximate Gross Internal Area  
696 sq ft - 65 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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