

HUNT FRAME

ESTATE AGENTS



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5 Huggetts Lane, Eastbourne, BN22 0LZ

£350,000



A DETACHED AND EXTENDED, three bedroom house situated within the popular Willingdon area, close to local shops and bus routes. Although now in need of some updating, the spacious accommodation comprises lounge, dining hall, impressive 16'1 kitchen/breakfast room, ground floor utility room/cloakroom, double glazed conservatory, THREE BEDROOMS and bathroom. Also benefitting from double glazed windows, gas central heating. GARAGE and driveway. Available with no chain.



Double glazed front door to:

pedestal wash basin, low level wc, bidet, tiled walls, access to loft space.

Entrance Porch

Built in cloaks cupboard, radiator, door to:

Entrance Hall

10'7 x 5'5 (3.23m x 1.65m)

Stairs rising to first floor.

Lounge

17'11 x 10'4 (5.46m x 3.15m)

Two double glazed windows to front, fireplace, radiator.

Outside

Front garden - laid to lawn

Rear garden - laid to lawn with bushes and shrubs, gated side access

Garage - with up and over door, personal door to conservatory.

Driveway - providing off road parking.

Dining area

9'4 x 6'4 (2.84m x 1.93m)

Radiator, double glazed french doors to:

Conservatory

Door to integral garage, radiator, double glazed door to garden.

Utility/cloakroom

Low level wc, wash basin, range of cupboards and work tops, double glazed window.

Kitchen/breakfast room

16'8 x 9'1 (5.08m x 2.77m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset one and a half bowl sink and single drainer unit. Built in fridge and freezer, space for cooker, space for dining table and chairs, radiator, two double glazed windows, double glazed french doors to rear garden.

First floor landing

Double glazed window to side, airing cupboard.

Bedroom One

10'11 x 9' plus wardrobes (3.33m x 2.74m plus wardrobes)

Built in wardrobes, radiator, two double glazed windows to front.

Bedroom Two

13'6 x 6'7 (4.11m x 2.01m)

Radiator, double glazed window.

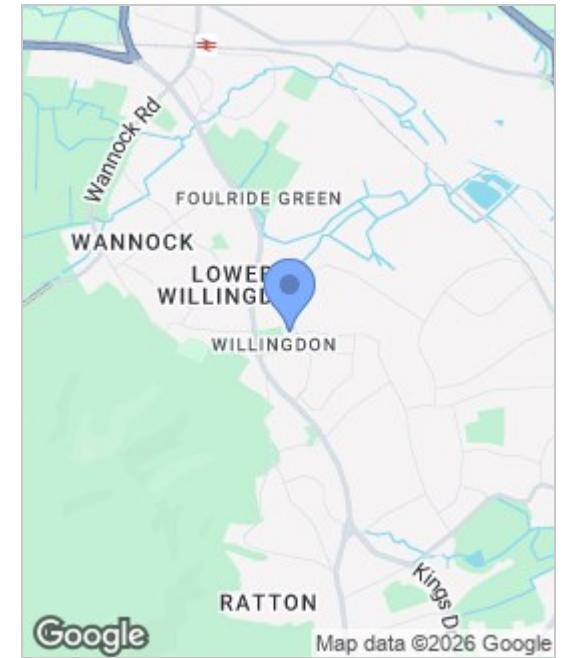
Bedroom Three

11'8 x 7'2 (3.56m x 2.18m)

Radiator, double glazed window.

Bathroom

In a white suite comprising panelled bath with mixer tap and shower attachment,



Approx Gross Internal Area
129 sq m / 1352 sq ft



Ground Floor
Approx 85 sq m / 916 sq ft

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 items such as bathroom suites are representations only and may not look like the real items. Made with House Survey Pro.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---|--|----------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 80 | |
| (81-91) | B | 63 | |
| (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 | EU Directive 2002/91/EC |

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