

HUNT FRAME

ESTATE AGENTS



9 Aspen Road, Eastbourne, BN22 0TG

£250,000



HUNT FRAME ESTATE AGENTS are proud to offer this family property that now requires general updating, this CHAIN FREE three-bedroom end of terrace house offers a fantastic opportunity for buyers looking to add their own touch. Conveniently located within one mile of Hampden Park High Street and railway station, the property is ideal for commuters and families alike.



ENTRANCE HALL

With double glazed door, radiator.

LOUNGE

12'6" x 12'1" (3.83 x 3.69)

Double glazed window to front, radiator, display plinth with recess for electric fire, under stair cupboard.

DINING AREA

9'6" x 7'7" (2.90 x 2.32)

Double glazed patio doors to rear garden, radiator.

KITCHEN

9'5" x 6'10" (2.89 x 2.09)

Double glazed window to rear, single drainer stainless steel sink unit, fitted with a range of wall and base mounted units with work surfaces and tiled splash backs, fitted electric oven and gas hob. Wall mounted gas boiler.

Landing

Linen cupboard, loft access.

BEDROOM ONE

9'9" x 9'1" (2.99 x 2.79)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO

9'6" x 7'0" (2.91 x 2.15)

Double glazed window to rear, radiator.

BEDROOM THREE

9'7" x 6'1" (2.93 x 1.87)

Double glazed window to front, radiator.

SHOWER ROOM

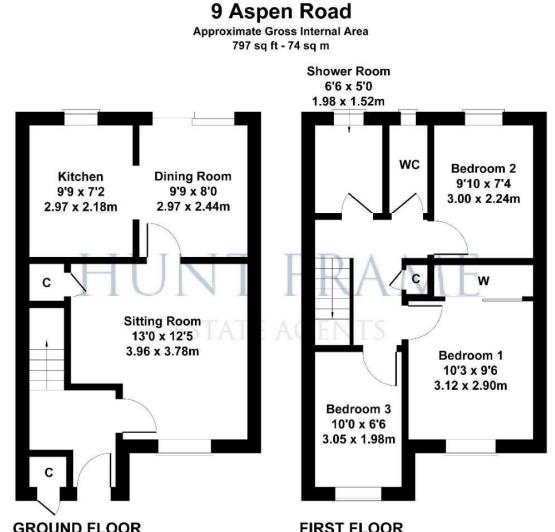
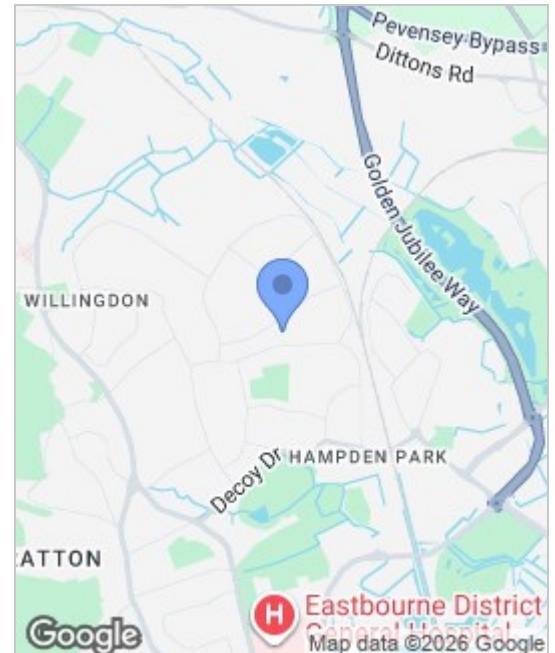
Double glazed window to rear, shower enclosure, hand basin, radiator.

CLOAKROOM

Double glazed window to rear, wc.

REAR GARDEN

Patio area with three steps ascending to area of lawn. Enclosed with fencing, gate to side.



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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 67 | 74 |
| (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 | EU Directive 2002/91/EC |

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