

HUNT FRAME

ESTATE AGENTS



14 Pagham Close, Eastbourne, BN23 8EW

£245,000



Now requiring a degree of updating, a three bedroom end of terrace house situated in a cul-de-sac location, within easy reach of local amenities and schools. With enclosed front and rear gardens and an off road parking space, two reception rooms, ground floor cloakroom, gas central heating and double glazing.



ENTRANCE HALL

Radiator. Stairs rising to first floor landing with storage recess beneath. Built-in storage cupboard.

GROUND FLOOR

CLOAKROOM

Double glazed window to side. Low level WC. Wash hand basin.

KITCHEN

8'8" x 8'6" (2.65 x 2.6)

Double glazed window to rear. One and half bowl single drainer stainless steel sink unit. Fitted in a range of wall and base level units and drawers with work surface over. Tiled splashbacks. Fitted electric oven and gas hob with extractor fan over. Plumbing point for washing machine. Archway to:

DINING ROOM

10'9" x 8'5" (3.28m x 2.58)

Double glazed patio door leading to garden. Radiator. Exposed brick archway to:

LOUNGE

14'2" x 11'3" (4.33 x 3.44)

Double glazed window to front. Radiator. Exposed brick fire surround with matching display plinths to the adjacent alcoves.

FIRST FLOOR LANDING

Double glazed window to side. Loft access. Built-in airing cupboard.

BEDROOM ONE

13'9" x 8'6" (4.2 x 2.6)

Double glazed window to front. Range of fitted furniture; wardrobes and drawer units.

BEDROOM TWO

11'7" x 10'8" (3.55 x 3.27)

Double glazed window to rear. Radiator.

BEDROOM THREE

8'10" x 7'10" (2.71 x 2.40)

Double glazed window to front. Radiator. Range of fitted furniture.

BATHROOM

Double glazed window to rear. Panelled bath with electric shower over. Low level WC. Wash hand basin. Tiled walls

FRONT GARDEN

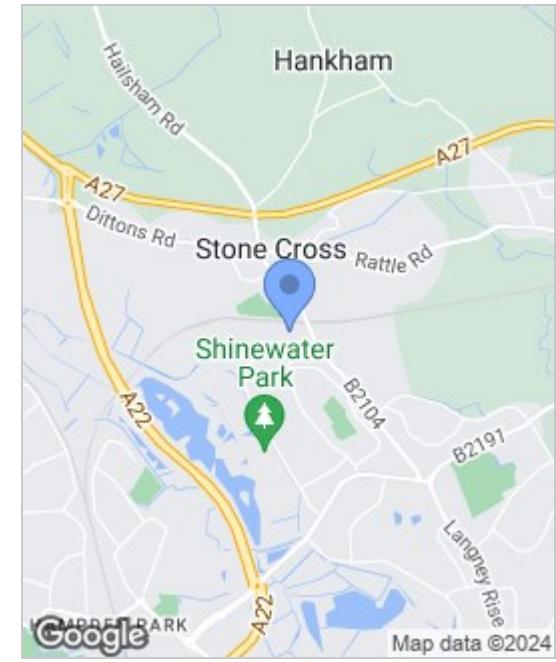
Lawned and enclosed by shrub and fenced borders. Timber shed.

REAR GARDEN

Timber decking and lawn. Shed. Fenced surround and gate to front garden.

Council Tax Band B

EPC awaited.



TOTAL FLOOR AREA: 936 sq ft (86.5 sq m) approx.
While every care has been taken in the preparation of these particulars, no measurements of rooms, doors, windows or other items do or claim to be approximate. Intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.