

HUNT FRAME

ESTATE AGENTS



2 Bath Road, Eastbourne, BN21 4UA

Price Guide £300,000



IDEALLY LOCATED IN THE MUCH SOUGHT AFTER LITTLE CHELSEA AREA OF EASTBOURNE, - A CHARMING, MUCH IMPROVED THREE BEDROOM VICTORIAN, BAY FRONTED END OF TERRACE HOUSE FEATURING A DELIGHTFUL SOUTH FACING COURTYARD STYLE REAR GARDEN. The property provides deceptively spacious, CHARACTERFUL accommodation comprising of TWO INDIVIDUAL RECEPTION ROOMS, a spacious FITTED KITCHEN, THREE FIRST FLOOR BEDROOMS with a spacious REFITTED BATHROOM and SEPARATE WC. Benefits include gas fired central heating and double gazing. OFFERED CHAIN FREE.



ENTRANCE HALL

Panelled front door into the hall, pine floor, ornate cabinet concealing the radiator.

SITTING ROOM

13'2 into bay x 11'3 (4.01m into bay x 3.43m) Tiled fireplace with ornate surround, picture rail, book shelves, dado rail, radiator. Double glazed bay window to the front.

DINING ROOM

12'3 x 10'4 (3.73m x 3.15m)

Picture rail, built in storage cupboard, radiator, built in under stairs store cupboard. Fireplace with mantle, double glazed window to the rear aspect.

FITTED KITCHEN

10'3 x 8'7 (3.12m x 2.62m)

Fitted with range of built in matching Shaker style floor standing and wall mounted units, complemented by a range of oak worktops, part ceramic wall tiling, inset one and a half bowl single drainer sink with mixer tap, inset four ring gas hob with extractor above and built in electric oven below, concealed lighting, plumbing and space for a washing machine and dishwasher, wall mounted gas fired boiler, downlights, tiled floor, double glazed door opening to the rear garden, being dual aspect with double glazed windows to the side and rear.

FIRST FLOOR LANDING

Staircase rising from the entrance hall, landing with built in shelved linen cupboard, loft hatch.

BEDROOM 1

13'0 max into bay x 8'6 (3.96m max into bay x 2.59m)

Picture rail, radiator, bay window to the.

BEDROOM 2

10'5 x 9'7 (3.18m x 2.92m)

Double glazed window to the rear aspect, telephone point.

BEDROOM 3

7'5 max x 5'7 max (2.26m max x 1.70m max)

Double glazed window to the front aspect, telephone point.

SPACIOUS BATHROOM

10'11 x 5'5 (3.33m x 1.65m)

Comprising of a matching white suite of a panelled bath with mixer tap, shower attachment and glazed screen, pedestal wash hand basin, chrome ladder style heated towel rail, part tiling to walls, downlights, extractor fan. Double glazed window to the rear aspect.

SEPARATE WC

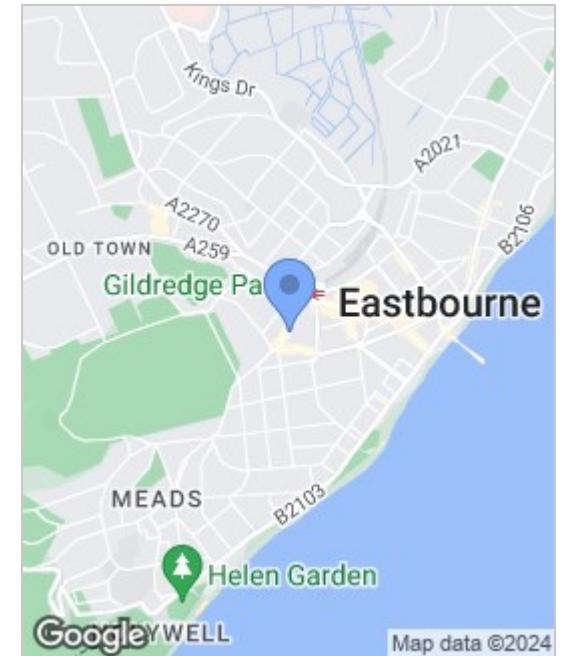
Low level Wc, downlights. Double glazed window to the side aspect.

OUTSIDE

Delightful SOUTH FACING COURTYARD STYLE GARDEN with water tap and raised shrub borders.

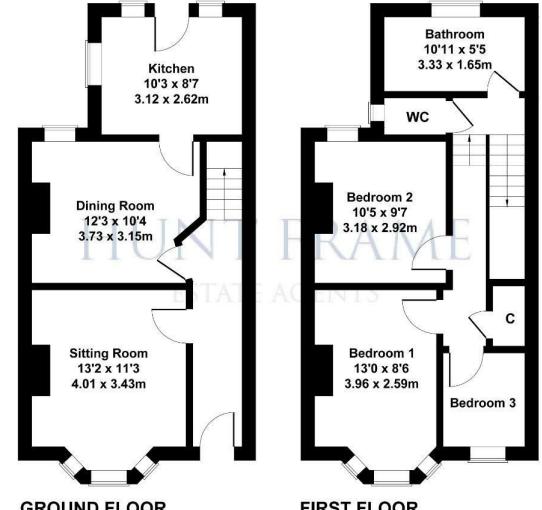
OUTGOINGS

COUNCIL TAX BAND C



2 Bath Road

Approximate Gross Internal Area
886 sq ft - 82 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	85
(81-91) B	
(69-80) C	
(55-68) D	60
(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 ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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