

HUNT FRAME

ESTATE AGENTS



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3 Sheen Road, Eastbourne, BN22 8DR

Price Guide £275,000



A THREE BEDROOMED BAY FRONTED, TERRACED VICTORIAN HOME of pleasing character in the Seaside area of Eastbourne. The house is situated in a street of similar properties and provides deceptively spacious accommodation across two floors. Although requiring updating in parts, the property provides TWO SPACIOUS RECEPTION ROOMS, a MODERN, REFITTED KITCHEN and THREE BEDROOMS & BATHROOM to the first floor, with an ENCLOSED GARDEN to the rear. An opportunity to improve and enhance and comes highly recommended by sole agents Messrs Hunt Frame.

The property is located in the POPULAR SEASIDE AREA of Eastbourne, a short distance from the lovely Seaside recreation ground and within a SHORT WALK of the SEAFRONT. Close to a large number of local amenities to include shops, leisure amenities, buses and other transport links. Schools for all age groups are also readily available.



ENTRANCE DOOR

UPVC double glazed entrance door into the lobby, doorway through to the entrance hall.

HALLWAY

Radiator, laminate flooring, staircase to the first floor, doors to the sitting room and dining room.

SITTING ROOM

12'6 x 12'1 (3.81m x 3.68m)

Bay front double glazed window to the front elevation, laminate flooring, radiator.

DINING ROOM

13'0 x 11'10 (3.96m x 3.61m)

Double glazed window to the rear aspect, laminate flooring, radiator, doorway through to the kitchen.

KITCHEN

12'1 x 8'1 (3.68m x 2.46m)

Fitted with modern range of Grey glass fronted floor standing and wall mounted units with complementary wood effect worktop space, inset one and a half bowl sink unit with mixer tap and drainer, fitted electric oven with a four ring electric hob and canopied extractor above, tiled splashbacks and tiled flooring, door to the pantry with window to the side, dual aspect with a double glazed window to the side aspect and a wooden and glazed door which gives access to the garden, large under stairs storage cupboard housing the consumer unit and meters.

FIRST FLOOR LANDING

Staircase rising to the first floor landing with a loft access, large storage cupboard, doors off to the three bedrooms and bathroom.

BEDROOM 1

15'10 x 12'11 (4.83m x 3.94m)

Spacious master bedroom with a UPVC double glazed window to the front aspect, radiator, original fireplace with cast iron insert and grate, secondary loft access.

BEDROOM 2

11'11 x 10'2 (3.63m x 3.10m)

UPVC double glazed window to the rear aspect, radiator, original cast fireplace with mantle and grate.

BEDROOM 3

9'9 x 8'8 (2.97m x 2.64m)

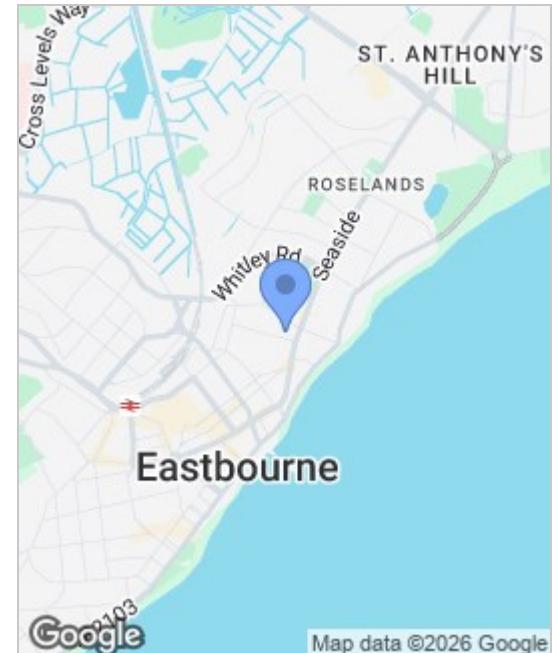
UPVC double glazed window to the rear aspect, radiator.

FAMILY BATHROOM

Comprising of a suite of panelled bath and low-level WC with a wash hand basin set in vanity unit with cupboards beneath, Victorian tile effect flooring, upright ladder style chrome radiator, part tiling to walls, shower attachment, double glazed patterned window to the side aspect, extractor fan.

OUTSIDE- REAR & FRONT GARDENS

Rear garden - initially laid with a paved terrace with the remainder laid to artificial grass, fence and wall enclosed boundaries, gated rear access, brick storage facility (formally the outside Wc) side return with brick paving, front garden with display area and wall to the front.



Approx Gross Internal Area
93 sq m / 997 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 48 sq m / 520 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 Make Shappy 360.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	67
(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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