

# HUNT FRAME

ESTATE AGENTS



## 21 Hartfield Road, Eastbourne, BN21 2AR

### £595,000

 6  2  3  D

A SUBSTANTIAL SEMI-DETACHED PERIOD HOME with around 2,600 sq ft of VERSATILE ACCOMMODATION suitable for families and potential investors alike. Presenting grand reception space with spacious SITTING & DINING ROOMS with a separate LARGE STUDY. The KITCHEN/BREAKFAST ROOM also enjoys good proportions and in addition there are TWO SHOWER ROOMS to the ground floor. The first floor is just as impressive with SIX BEDROOMS to include an EN-SUITE, SHOWER ROOM & SEPARATE WC. The property also benefits from GOOD SIZED WALLED GARDENS to the rear, a CELLAR, DRIVEWAY and a GARAGE. Offered to the market CHAIN FREE and HIGHLY RECOMMENDED.

The property occupies an attractive position within this sought after residential area which is so close to the amenities of the town as well as the mainline railway station. Eastbourne offers a wide range of amenities including the new Beacon shopping centre and one of the finest Victorian seafronts on the south coast.



**ENTRANCE PORCH**

Covered, arched entrance porch, with wooden and glazed doors into the entrance hall.

**ENTRANCE HALL**

Tiled floor. Two radiators. Understairs basement. Stairs down to garage.

**SITTING ROOM**

16'3 x 12'9 (4.95m x 3.89m)  
Double glazed bay window to front. Original fireplace having ornate iron hood and grate and tiled hearth having inset tiling. Period style fireplace having inset gas fire. Ceiling rose, Ceiling cornicing. Television point. Radiator.

**DINING ROOM**

15'5 x 12'8 (4.70m x 3.86m)  
Period style fireplace having inset gas fire. Ceiling rose, Ceiling cornicing. Television point. Radiator. Casement doors to rear garden.

**STUDY**

13'4 x 10'9 (4.06m x 3.28m)  
Dual aspect with windows to the side and front elevations, two radiators.

**KITCHEN**

13'3 x 10'11 (4.04m x 3.33m)  
Range of units comprising single drainer stainless steel double sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Inset four ring gas hob having extractor cooker hood above. Built in 'eye level' oven. Space for 'American style' fridge/freezer. Space and plumbing for dishwasher. Range of wall mounted units. Extractor. Radiator. Double glazed window to side. Open plan to the breakfast room which has double glazed windows to rear. Two radiators.-

**BREAKFAST ROOM**

14'5 x 7'8 (4.39m x 2.34m)  
Two windows overlooking the rear elevation, return door to the hallway, two radiators, door to a shower cubicle.

**SHOWER CUBICLE**

Suite comprising tiled shower cubicle and wall mounted wash hand basin. Tiled floor.

**INNER HALL**

Door allowing access to the front gardens and parking, window to the rear, open to the utility area, door to the shower room.

**SHOWER ROOM**

Newly refitted with a shower cubicle with shower unit, acrylic splashbacks, low level Wc, wash hand basin, radiator, window.

**FIRST FLOOR LANDING**

Spacious split level landing, loft access.

**BEDROOM 1**

13'7 x 11'11 (4.14m x 3.63m)  
Double glazed windows to front. Range of fitted wardrobes and cupboards. Radiator.

**EN-SUITE**

Suite comprising double sized shower cubicle having wall mounted shower over. Pedestal wash hand basin. Low level WC. Heated ladder radiator. Tiled walls.

**BEDROOM 2**

13'4 x 10'8 (4.06m x 3.25m)  
Double glazed windows to front and side. Radiator. Wood effect flooring.

**BEDROOM 3**

13'1 x 11'9 (3.99m x 3.58m)  
Double glazed window to the rear aspect, radiator, fireplace, fitted cupboard.

**BEDROOM 4**

10'11 x 9'11 (3.33m x 3.02m)  
Double glazed window to side. Period style fireplace with inset ornate tiling. Radiator.

**BEDROOM 5**

8'4 x 8'2 (2.54m x 2.49m)  
Double glazed window to rear. Radiator.

**BEDROOM 6/OFFICE**

8'8 x 5'5 (2.64m x 1.65m)  
Double glazed window to the front. Radiator.

**SEPARATE WC**

Low level WC. Wall mounted wash hand basin. Double glazed window to the side.

**SHOWER ROOM**

Suite comprising of a tiled shower cubicle. Pedestal wash hand basin. Low level WC. Tiled walls. Radiator. Double glazed window to the rear.

**REAR GARDENS**

There is a walled rear garden which is arranged as a patio and lawn.

**FRONT GARDENS**

Display area, steps and path to the main entrance, access to the driveway and garage.

**DRIVEWAY**

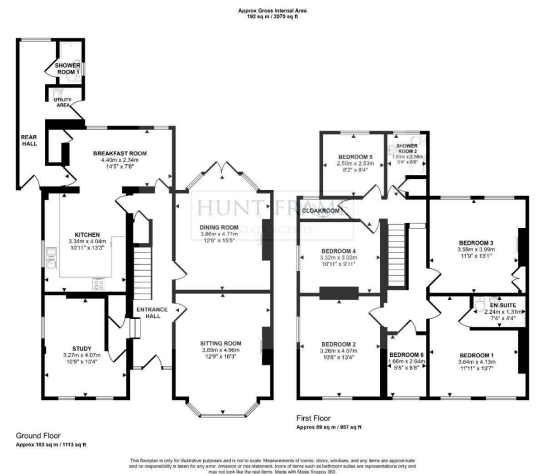
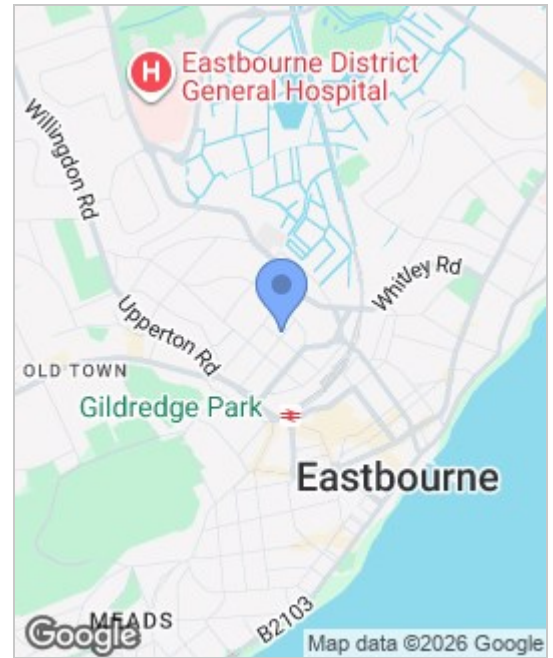
To the front of the house is a driveway which provides off street parking which leads to the garage.

**GARAGE**

Up and over door. Power and light.

**AGENTS NOTE**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>60</b>

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