

HUNT FRAME

ESTATE AGENTS



26 Annington Road, Eastbourne, BN22 8NG

£395,000



A superbly presented, recently refurbished, spacious, THREE BEDROOM semi-detached house, located in the popular Roselands area, within easy reach of the seafront and town centre. Benefiting from a recently refitted Kitchen-Breakfast room with integrated appliances, 23' x13' Sitting-Dining Room, first floor recently refitted bathroom with separate shower, WESTERLY aspect rear garden with HOME OFFICE/STUDIO.



ENTRANCE HALL

With panelled door, wood effect tiled flooring (extending into cloakroom and kitchen/breakfast room), radiator, stairs rising to first floor with period balustrading, polished hand-rail, and storage cupboard beneath.

BATHROOM

8 x 8 (2.44m x 2.44m)

Double glazed window to side, heated towel rail, part tiled walls and tiled flooring, loft access. Fitted with a period style suite comprising roll-top bath, hand basin, and low level wc. Separate shower enclosure.

OPEN PLAN SITTING/DINING ROOM

23'7 x 13'3 (7.19m x 4.04m)

With double glazed windows to the front and rear, two radiators and two period style fire places.

OUTSIDE

Landscaped front and rear gardens, with ornamental shrubs and flower beds.

The rear garden enjoys an open, westerly aspect and has a raised terrace and level lawn. Gated side access.

KITCHEN/BREAKFAST ROOM

13'4 x 13'2 (4.06m x 4.01m)

Fitted with a range of wall and base mounted units with quartz work surfaces and double bowl sink unit with drainer and waste disposal unit. Matching island unit with further storage cupboards. Integrated electric double oven, induction hob with filter hood, dishwasher and washing machine. Concealed wall mounted gas boiler, period fire surround, two skirting radiators, double glazed window over sink, tri-fold double glazed doors opening onto westerly terrace and garden.

HOME OFFICE/STUDIO

13'10 x 6'10 (4.22m x 2.08m)

With tri-fold double glazed doors, power and light, base mounted units with work surface and inset stainless steel sink unit with hot water, plumbing point for washing machine. Door to garden storage area.

CLOAKROOM

Double glazed window to side, vertical radiator, hand basin with vanity cupboard, low flush wc.

First floor landing

With double glazed window and storage cupboard.

BEDROOM 1

13 x 11'8 (3.96m x 3.56m)

Double glazed windows to front, radiator, fitted display shelving to the alcoves flanking the chimney breast. Loft access.

BEDROOM 2

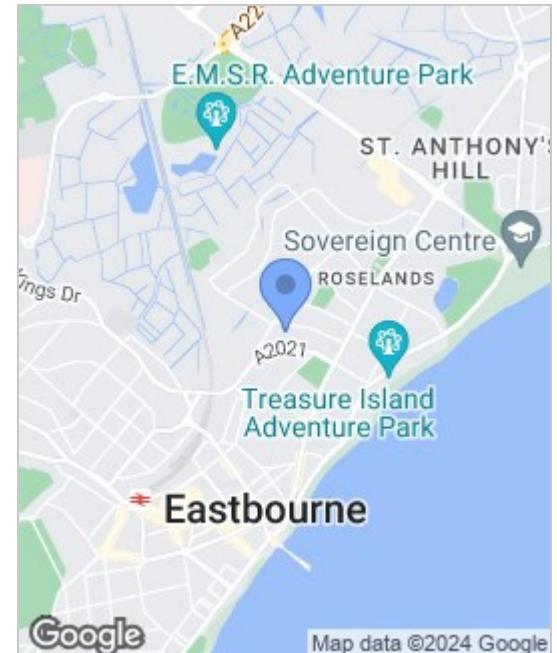
13'2 x 11'4 (4.01m x 3.45m)

Double glazed window to rear, radiator, L-shaped triple fitted tall wardrobes.

BEDROOM 3

13 x 11'5 max, narrowing to 6'5 (3.96m x 3.48m max, narrowing to 1.96m)

Double glazed window to rear with views over gardens and rooftops toward the Downs, radiator, one double and one triple fitted tall wardrobes.



Map data ©2024 Google



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	Current	Potential
Very energy efficient - lower running costs (92 plus) A	80	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	66	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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