

HUNT FRAME

ESTATE AGENTS



25 Firwood Close, Eastbourne, BN22 9QL

Price £365,000



Situated in the sought-after West Hampden Park area of Eastbourne and located within a quiet residential cul-de-sac, this property offers an excellent opportunity to create a lovely family or retirement home. The property enjoys close proximity to the Hampden Park community recreational ground, the train station, Tesco, Morrisons, and other essential amenities.

This is a light and airy property with good sized rooms on a large corner plot. Benefiting from a double reception room with sitting and dining areas, a modern kitchen and a ground floor cloakroom. The first floor is no less impressive with three good sized bedrooms and a family bathroom. Being situated on a corner plot, the property enjoys a prominent position within the close and has wrap around gardens to the front aspect and a private, enclosed garden to the rear. There is ample parking within the close and a garage in a nearby block. OFFERED CHAIN FREE.



ENTRANCE HALL

Via a UPVC glazed door. Radiator. Under stair storage cupboard. Further large storage cupboard. Doors off to the reception room, kitchen and WC.

CLOAKROOM

With a WC and wash hand basin.

RECEPTION ROOM

25'2 x 143'6 max (7.67m x 43.74m max)

Spacious double reception room with sitting area with a large double glazed bow window to the front aspect. Fire surround with fluted columns and mantle. Two radiators. Open plan to the dining area with double glazed sliding patio doors overlooking and giving access to the rear garden.

KITCHEN

9'10 x 9'2 (3.00m x 2.79m)

Fitted in a range of modern floor standing and wall mounted units with complementary work surfaces over. Space and plumbing for washing machine and dryer. Integrated dishwasher. Eye level double oven. Space for a freestanding fridge/freezer. Large pan drawers. Neff four ring gas hob. Wall mounted Worcester gas fired boiler. Radiator. Tiled walls. UPVC double glazed window to the rear aspect overlooking the gardens. Double glazed door giving side access to the front and rear gardens.

FIRST FLOOR LANDING

Staircase rising to the first floor landing with a double glazed window to the side aspect. Access to the loft space with integrated loft ladder. Built-in cupboard. Doors off to the bedrooms and bathroom.

BEDROOM ONE

13'5 x 11'5 (4.09m x 3.48m)

Double glazed window to the front aspect. Radiator. Large recessed storage cupboard with double doors.

BEDROOM TWO

13'5 x 11'4 (4.09m x 3.45m)

Double glazed window to the rear aspect. Radiator. Large storage cupboard with double doors.

BEDROOM THREE

10'2 x 6'8 (3.10m x 2.03m)

Double glazed window to the rear. Radiator.

BATHROOM

Fitted in modern suite comprising of a panelled bath with Low level WC. Wash hand basin set into a vanity unit. Upright ladder style radiator. Wall mounted secondary electric wall heater. Shaver point. Shower unit. Double glazed patterned window to the side elevation.

GARDEN

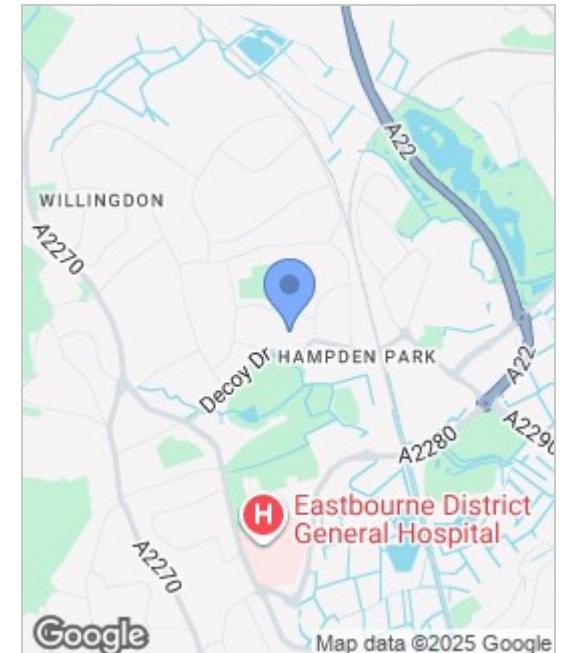
Paved patio area with the remainder laid to lawn. Newly installed fencing. Shrub border screening the boundaries.

FRONT GARDEN

Corner plot gardens, mainly laid to lawn with two established trees.

GARAGE

Located in nearby block.



25 Firwood Close
Approximate Gross Internal Area
971 sq ft - 90 sq m



GROUND FLOOR FIRST FLOOR

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	87	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	72	(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			
England & Wales		EU Directive 2002/91/EC	

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