

HUNT FRAME

ESTATE AGENTS



24 Brassey Avenue, Eastbourne, BN22 9QD

Price Guide £270,000



A SPACIOUS, older style THREE BEDROOM, mid-terrace house which is very conveniently located close to Hampden Park railway station, local shops and bus routes. Benefitting from TWO SEPARATE RECEPTION ROOMS, KITCHEN, lawned rear garden and a GARAGE. Some updating required. Chain free.



Double glazed front door to:

Entrance Porch

Further door to:

Entrance Hall

Radiator, wood effect laminate flooring, under stairs cupboard, stairs rising to first floor.

Lounge

14'1 x 13'6 (4.29m x 4.11m)

Double glazed window to front, radiator, built in cupboard, TV point.

Dining Room

14'3 x 9'8 (4.34m x 2.95m)

Radiator, picture rail, Original period style fireplace, double glazed sliding doors leading to rear garden.

Kitchen

10'9 x 10'8 (3.28m x 3.25m)

In a range of wall and base mounted cupboards and drawers. Work tops with inset 1 1/2 bowl stainless steel sink and single drainer unit.. Breakfast bar, space for cooker and fridge/freezer, double glazed window and door to rear garden.

First Floor Landing

Spindled balustrade, access to loft space.

Bedroom One

12'63 x 11'4 (3.66m x 3.45m)

Range of fitted wardrobes to one wall, radiator, double glazed window to front.

Bedroom Two

11'10 x 10'2 (3.61m x 3.10m)

Two built in wardrobes, radiator, double glazed window to rear.

Bedroom Three

10'11 x 7'9 (3.33m x 2.36m)

Two built in wardrobes, radiator, double glazed window to front.

Bathroom

Suite comprising large shower cubicle, pedestal wash basin, low level wc, radiator, two double glazed windows to rear.

Wall enclosed front garden, laid as patio.

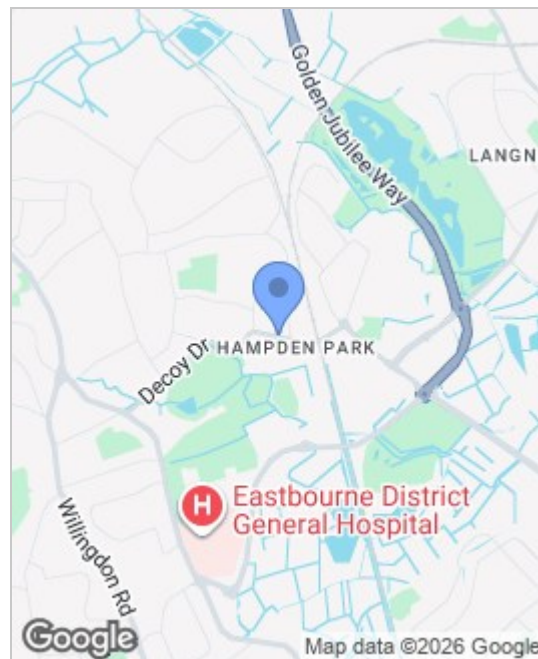
Rear Garden - Brick paved patio adjacent to the rear of the propert, two brick built storage sheds, area of lawn and flower beds, Timber workshop/studio (21'9 x 7'8)

with power and light, gated rear access.

GARAGE - situated at the rear of the property.

AGENTS NOTE

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The 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 Made Shippy 500.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	85		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>EU Directive 2002/91/EC</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>EU Directive 2002/91/EC</p>

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