

# HUNT FRAME

ESTATE AGENTS



**42D The Rising, Eastbourne, BN23 7QW**

**£350,000**



A VERY WELL PRESENTED, THREE BEDROOM, link detached house located close to local bus routes and Langney Shopping Centre. Comprising a lounge/dining room, modern kitchen and bathroom, ground floor cloakroom, and a re-fitted shower room. Also benefitting from a GARAGE and off road parking.



Double glazed front door to:

### Entrance Hall

Radiator, stairs rising to first floor, under stairs cupboard.

### Lounge

24'1 x 10'6 (7.34m x 3.20m)

TV point, two radiators, double glazed window to rear, double glazed patio doors leading to rear garden.

### Kitchen

12'4 x 7'5 (3.76m x 2.26m)

Re-fitted in a range of modern wall and base mounted cupboards and drawers. Work tops with inset stainless steel sink. Built in double oven and four ring ceramic hob. Spaces for fridge and washing machine, radiator, double glazed window to front, double glazed door to side.

### Ground floor cloakroom

Re-fitted in a modern suite comprising low level wc, vanity wash basin with cupboards below, radiator, double glazed window.

### First floor landing

Access to loft space, double glazed window to front. Radiator.

### Bedroom One

12'2 x 10'2 (3.71m x 3.10m)

Radiator, double glazed window to rear.

### Bedroom Two

11'5 x 10'4 (3.48m x 3.15m)

Radiator, double glazed window to rear.

### Bedroom Three

8'2 x 7'11 (2.49m x 2.41m)

Radiator, double glazed window to front.

### Shower room

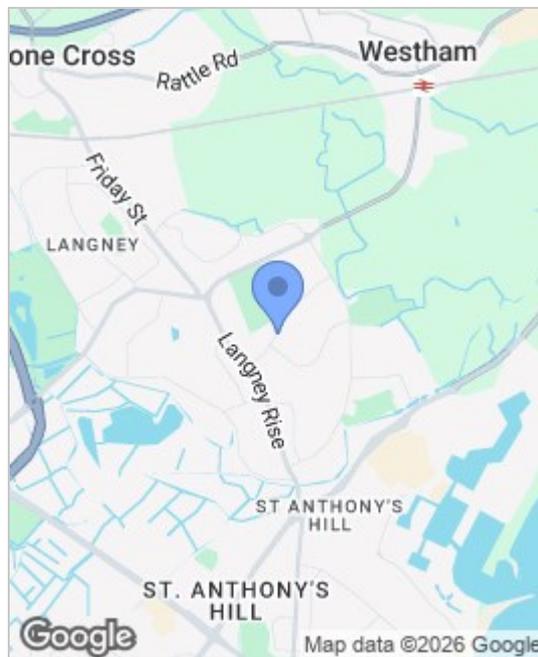
In a modern white suite comprising large shower cubicle, pedestal wash basin, low level wc, radiator, double glazed windows to front and side.

### Outside

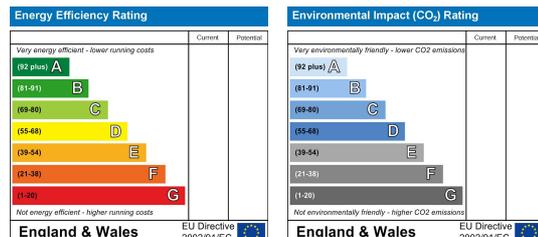
Front garden - laid to lawn.

rear garden - laid to lawn with paved patio area, gated side access.

Garage - with up and over door, power and light. Driveway providing off road parking.



Ground Floor Approx. 46 sq m / 488 sq ft  
 First Floor Approx 41 sq m / 442 sq ft  
 Approx Gross Internal Area 86 sq m / 927 sq ft



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