

# HUNT FRAME

ESTATE AGENTS



**5 Fort Road**

, Eastbourne, BN22 7SE

**£220,000**

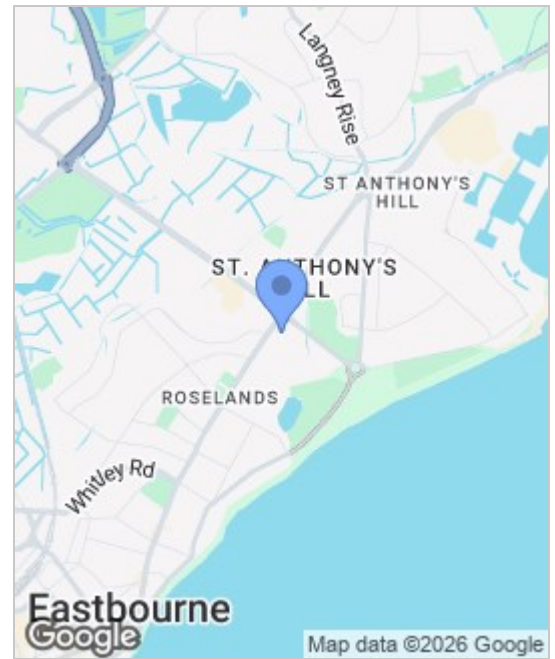


## 5 Fort Road

Approximate Gross Internal Area  
696 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
**For Illustrative.**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	91		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- TERRACED HOUSE
- TWO BEDROOMS
- 21'4 THROUGH LOUNGE/DINING ROOM
- MODERN KITCHEN ROOM
- MODERN BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO CHAIN

A VERY WELL PRESENTED, two bedroom mid terrace house conveniently located close to the seafront, local bus routes and shopping facilities. Comprising a through lounge/dining room, modern kitchen and bathroom, double glazing and gas central heating. Available with no onward chain.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.