

# HUNT FRAME

ESTATE AGENTS

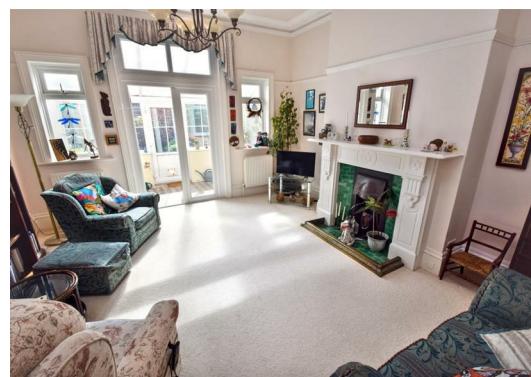


**22 Hartfield Road, Eastbourne, BN21 2AR**

**Offers Over £300,000**



GUIDE PRICE £300,000 - £325,000 A most elegant and well proportioned period style converted flat occupying the GROUND FLOOR of this period style house located within half a mile of Eastbourne town centre. Retaining many character features and benefitting from THREE BEDROOMS and a PRIVATE REAR GARDEN. Offered for sale with the freehold, viewing is highly recommended.



Communal front door to:

Communal Entrance Hall  
Double glazed front door to:

### Entrance Hall

Original ornate flooring, radiator, under stairs storage cupboard, ornate cornice, picture rail.

### Lounge

15'6 x 14' (4.72m x 4.27m)  
Original period style fireplace, ornate cornice, picture rail, TV point, double glazed windows and french doors leading to:

### Conservatory

13'11 x 5'9 (4.24m x 1.75m)  
Ornate original tiling, double glazed windows and door leading to rear garden.

### Kitchen

10'7 x 10'1 (3.23m x 3.07m)  
Fitted in a range of wall nod base mounted cupboards and drawers. Work tops with inset 1 1/2 bowl stainless steel sink and single drainer unit with mixer tap. Exposed brick chimney breast. Built in oven, gas hob and extractor hood. Spaces for washing machine and fridge/freezer. Quarry tiled floor, double window and door to side access.

### Bedroom One

17'10 x 13'7 (5.44m x 4.14m)  
Radiator, cornice, double glazed bay window to front, picture rail.

### Bedroom Two

10'7 x 10'9 (3.23m x 3.28m)  
Radiator, cornice, picture rail, double glazed window to front.

### Bedroom Three

12'10 x 12'6 (3.91m x 3.81m)  
(Currently used as a dining room), picture rail, ceiling rose, double glazed window to rear.

### Shower Room

In a white suite comprising tiled shower cubicle, low level wc, pedestal wash basin, part tiled walls, heated chrome towel ladder, recessed spot lighting, two double glazed windows to side.

### OUTSIDE

Private wall enclosed front garden, laid to

lawn with flower beds.

Private rear garden with brick paviour patio area leading to a level lawn with garden store, flower and shrub borders, walled surround and side access.

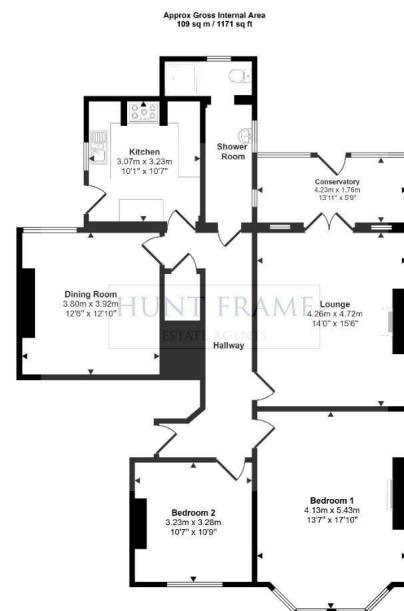
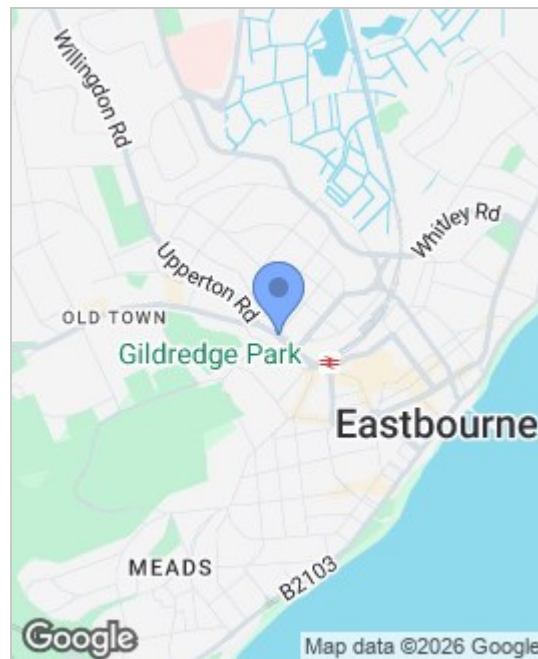
TO INCLUDE THE FREEHOLD OF THE BUILDING.

LEASE: 148 YEARS REMAINING  
MAINTENANCE: 50% AS AND WHEN

COUNCIL TAX BAND: C

### AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



Floorplan

This 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 Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>62</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>72</b>

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