

HUNT FRAME

ESTATE AGENTS



27 The Portlands, Eastbourne, BN23 5RD

Price Guide £240,000



Favourably located in the SOUTH MARINA, this end terraced 'back to back' style house has TWO BEDROOMS and TWO ALLOCATED PARKING SPACES, along with PRETTY PRIVATE SIDE GARDENS. Approached via an entrance vestibule, the OPEN PLAN SITTING/DINING ROOM leads to the MODERN KITCHEN with BOTH BEDROOMS and the BATHROOM sited on the first floor. Double glazing and electric heating throughout and the property has just been RE-DECORATED and RE-FLOORED.

The Haven school, stunning beaches and the marina waterfront cafes and restaurants are all within close walking distance. Eastbourne town centre is approximately two miles distant.



ENTRANCE PORCH

UPVC double glazed entrance door into the lobby, door into the reception room.

SITTING ROOM

Double glazed bay window to the front aspect, electric heating, staircase to the first floor, door to the kitchen.

KITCHEN

12'3 x 5'9 (3.73m x 1.75m)

Modern kitchen fitted with a modern range of floor standing and wall mounted units with worktop space, inset sink unit, tiled splashbacks, fitted oven, under counter appliance spaces, plumbing and space for a washing machine, window to the front aspect.

LANDING

Loft access, doors of to both bedrooms and bathroom.

BEDROOM ONE

Window to the front aspect, electric heater.

BEDROOM TWO

9'10 x 5'10 (3.00m x 1.78m)

Window to the front aspect, electric heater.

SHOWER ROOM

Refitted shower room with an enclosed shower cubicle and fitted shower unit, fully tiled walls, low level Wc with a concealed cistern, wash hand basin.

ALLOCATED PARKING

Two allocated parking spaces.

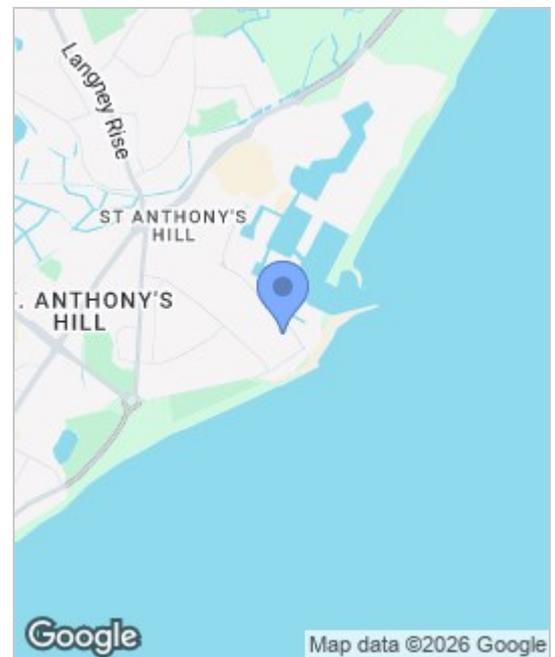
OUTSIDE:

Private gardens to the front and side of the property.

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, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can

commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(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				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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