

HUNT FRAME

ESTATE AGENTS



29 Ashington Road, Eastbourne, BN22 9DY

Price Guide £225,000



A SPACIOUS THREE BEDROOM, END OF TERRACE FAMILY HOME with accommodation that comprises of an ENTRANCE HALL with large built in storage cupboard, SITTING ROOM and KITCHEN/DINING ROOM to the ground with the first floor allowing access to the THREE GOOD SIZED BEDROOMS and MODERN SHOWER ROOM. The property also benefits from double glazed windows, gas central heating system and GARDENS to the front and rear. An internal viewing is highly recommended.

Hampden Park has a mainline train station with links to Eastbourne, Brighton, London and beyond. There are local shops in walking distance at Brassey Avenue plus the supermarkets Tesco, Aldi and Morrisons all within a very short drive. Hampden Park itself has a pretty lake, woodland walks, tennis courts and the David Lloyd centre.

ENTRANCE HALL

Door to built-in storage cupboard. Radiator. Stairs rising to the first floor landing.

LOUNGE

14'11 x 12 (4.55m x 3.66m)

Double glazed window to the front. Radiator.

KITCHEN/DINING ROOM

17'9 x 8'1 (5.41m x 2.46m)

Double glazed windows to the side and rear. Double glazed door overlooking and leading to the rear garden. Fitted in a range of eye and base level units and drawers with complementary work surface over. Inset on and half bowl stainless steel sink unit with mixer tap and drainer. Built-in oven with four ring hob and extractor fan above. Space for washing machine. Built-in breakfast bar. Radiator.

FIRST FLOOR LANDING

Access to loft hatch.

BEDROOM ONE

13'4 x 9'10 (4.06m x 3.00m)

Double glazed window to the front. Radiator.

BEDROOM TWO

9'9 x 9'9 (2.97m x 2.97m)

Double glazed window to the rear. Built-in storage cupboard. Radiator.

BEDROOM THREE

10'4 x 7'7 (3.15m x 2.31m)

Double glazed window to the front. Radiator.

SHOWER ROOM

Double glazed windows to the side and rear. Fitted in a white suite comprising low level wc. Vanity wash hand basin with mixer tap. Tiled shower cubicle. Built-in storage cupboard. Tiled walls. Heated towel rail.

FRONT GARDEN

Laid to lawn.

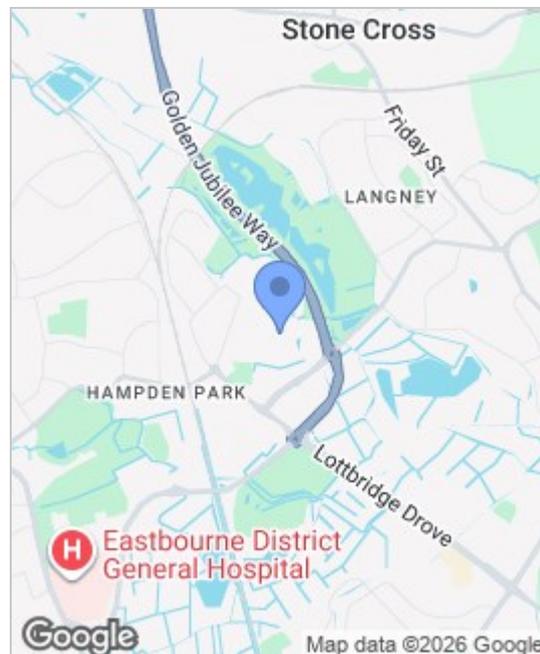
REAR GARDEN

Laid to lawn with paved patio area. Side access.

ANTI MONEY LAUNDERING

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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