

HUNT FRAME

ESTATE AGENTS



4 Rosebery Avenue, Eastbourne, BN22 9QA

£450,000



GUIDE PRICE **£450,000 - £475,000**

OCCUPYING A FANTASTIC LOCATION WITHIN HAMPDEN PARK ITSELF, a THREE BEDROOM, detached, chalet style property offering generous and well proportioned accommodation. Benefitting from a Lounge and separate Dining Room, one bedroom and bathroom on the ground floor and two further bedrooms, a box room/study and shower room on the first floor. Offered for sale with NO CHAIN, viewing is highly recommended.



Front door to:

Entrance Porch

Door to:

Entrance Hall

Radiator, door to airing cupboard, door to stairwell with stairs rising to first floor, under stairs storage cupboard.

Lounge

Two radiators, brick built fireplace, wall lights, three double glazed windows to front, double doors to:

Dining Room

Wood effect laminate flooring, radiator, large built in storage cupboard, double glazed windows and door leading to rear garden, return door to hallway.

Bathroom

In a white suite comprising bath with mixer tap and shower attachment, vanity wash basin with cupboards below, low level wc, radiator with period style cover, recessed spot lights, double glazed window to rear.

Bedroom

Three door fitted wardrobes, radiator, double glazed window to rear.

Kitchen

Fitted in a range of wall and base mounted cupboards and drawers, work tops with inset one and half bowl sink and single drainer with mixer tap and tiled splash backs. Built in eye level double oven and 4 ring gas hob with extractor hood above. Spaces for washing machine and fridge, space for table and chairs, cupboard housing gas fired boiler, double glazed window to front, double glazed door to side.

First floor landing

Fitted shelving, access to eaves storage.

Bedroom

Radiator, built in double wardrobe, access to eaves storage, double glazed window to rear.

Bedroom

built in double wardrobe, radiator, double glazed window to front.

Box Room/Study

Radiator, double glazed window to front.

Shower room

In a white suite comprising shower cubicle, wash basin and low level wc. Heated chrome towel ladder, double glazed window to rear.

OUTSIDE

Front garden - Laid to lawn with mature flower beds and walled surround.

Block paved driveway providing off road parking for two vehicles.

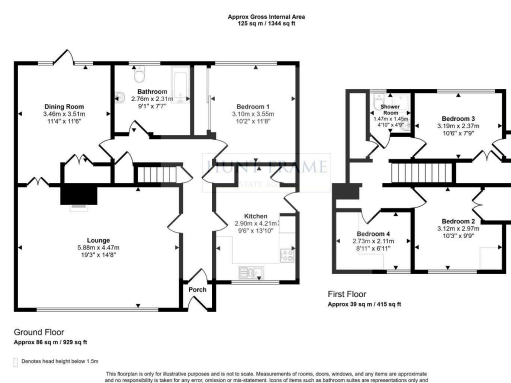
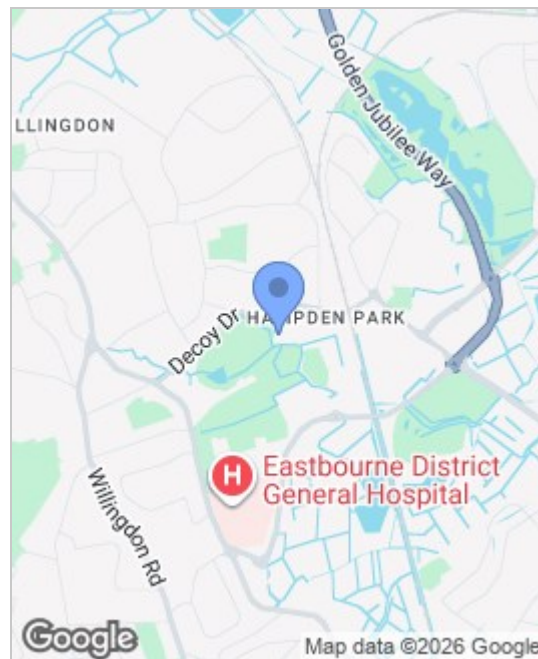
Garage - with up and over door, personal door to side.

Rear garden - Laid to lawn with paved patio area. Mature flower and shrub borders. An array of mature trees and bushes providing a high degree of seclusion and privacy.

COUNCIL TAX BAND: F

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.



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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