

HUNT FRAME

ESTATE AGENTS



1a Kilda Street, Eastbourne, BN22 8JS

Price Guide £275,000



A delightful END TERRACED VICTORIAN property, updated in recent times by the current owners and providing SPACIOUS and LIGHT ROOMS and character detail associated with the period. The property consists of a SITTING ROOM which is open to the DINING ROOM which in turn leads to a MODERN REFITTED KITCHEN, there are TWO FIRST FLOOR BEDROOMS and a REFITTED BATHROOM. Externally there is a larger than average garden to the rear and a walled garden to the front.

The property is located in the POPULAR SEASIDE AREA of Eastbourne, literally seconds from the lovely recreation ground and within a SHORT WALK of the SEAFRONT. Close to a large number of local amenities to include shops, leisure amenities, buses and other transport links. Schools for all age groups are also readily available



ENTRANCE

Double glazed front door to:

Entrance hall

Radiator, wood effect laminate flooring, stairs rising to the first floor landing.

Lounge/Dining Room

26'4 x 11'7 (8.03m x 3.53m)

A through room with double glazed windows to three sides which creates a bright and spacious open room, wood effect laminate flooring, fireplace recess, two radiators, picture rail.

Kitchen

11'5 x 8'6 (3.48m x 2.59m)

Fitted with a range of wall mounted and floor standing cupboards and drawers. Work tops with inset stainless steel sink and single drainer unit with mixer tap. Built in oven, hob and extractor, space and plumbing for a washing machine, space for upright fridge/freezer, door to the under stairs storage cupboard, wall mounted gas fired boiler.

First floor landing

Access to the loft space, spindled balustrade.

Bedroom One

14'5 x 11'5 (4.39m x 3.48m)

Radiator, two double glazed windows to the front.

Bedroom Two

12'4 x 9'1 (3.76m x 2.77m)

Radiator, double glazed window to the rear.

Bathroom

Fitted with a modern contemporary style suite comprising of a free standing bath with mixer tap and shower attachment, separate corner shower cubicle, pedestal wash basin, radiator, double glazed window to the rear.

Cloakroom

Low level wc, wall mounted wash basin, double glazed window.

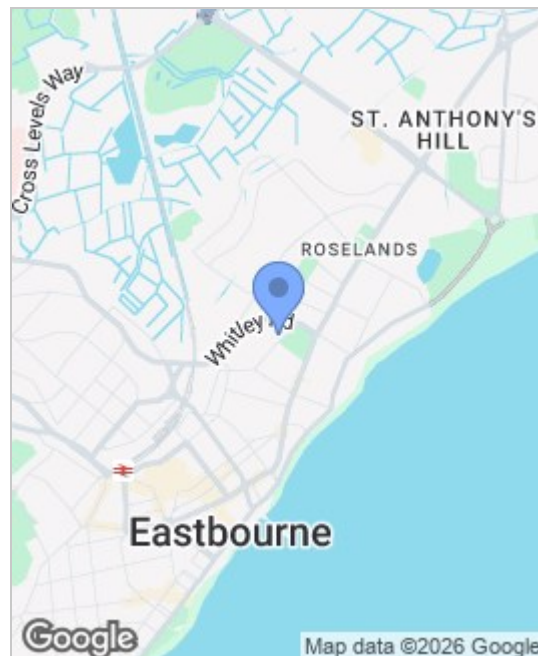
Outside

Courtyard rear garden - laid as patio with timber garden shed, gated to the side with a residence only side access.

AGENTS NOTE

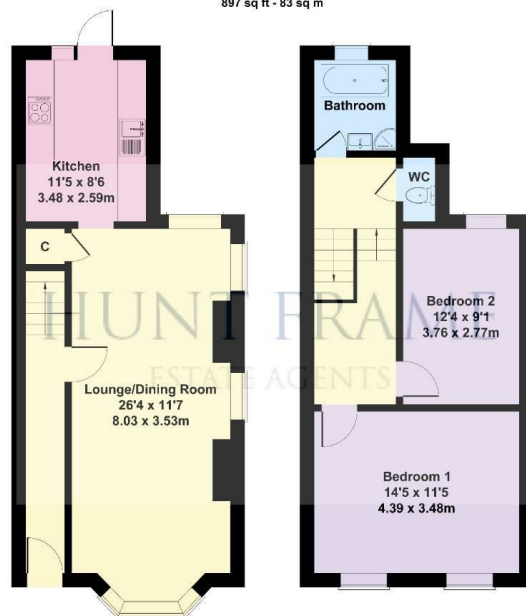
Please note the photographs used for this listing are from when the house was occupied by the current owners, the property is now empty of furniture and contents.

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.



1A Kilda Street

Approximate Gross Internal Area
897 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(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	

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.

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE

Tel: 01323 737373 | Email: info@huntframe.co.uk

www.huntframe.co.uk