

HUNT FRAME

ESTATE AGENTS



1 Heron Close, Eastbourne, BN23 7RU

£289,950



CONVENIENTLY LOCATED within 200 yards of Langney Shopping Centre with it's range of shops and bus routes to Eastbourne town centre, a TWO BEDROOM, semi-detached bungalow available with NO CHAIN. Comprising lounge, re-fitted shower room, double glazing throughout and a level plot. Also benefitting from a driveway for two vehicles and a GARAGE. ****VIRTUAL TOUR****



Double glazed front door to:

Entrance Porch

Further double glazed door to:

Entrance Hall

radiator, built in cloaks/storage cupboard, further built in linen cupboard, access to loft space.

Lounge

Radiator, TV point, double glazed windows and french doors leading to rear garden.

Kitchen

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and drainer unit with mixer tap and tiled splash backs. Space for washing machine and fridge/freezer, radiator, double glazed door to:

Side Lobby

Double glazed door to rear garden.

Bedroom One

Radiator, double glazed window to front.

Bedroom Two

Built in double wardrobe, radiator, double glazed window to rear.

Shower Room

Re-fitted in a white suite comprising

Outside

The front garden has been laid as paving with flower and shrub beds and borders.

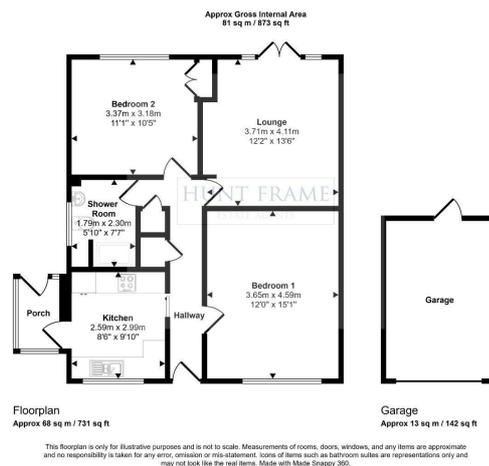
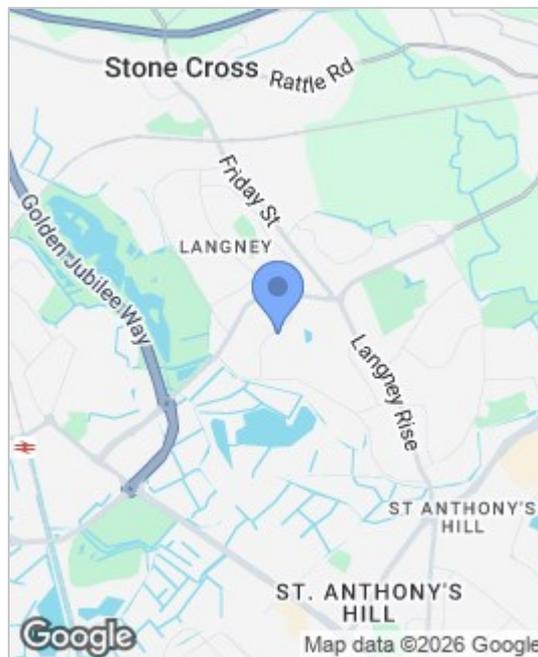
There is a driveway which provides parking for two vehicles, leading to a GARAGE with up and over door and a personal door to rear garden.

The rear garden is level and laid to lawn with paved patio areas, fenced surround and gated side access.

ANTI MONEY-LAUNDERING REGULATIONS

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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(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.