

# HUNT FRAME

ESTATE AGENTS



## 18 Boniface Gardens, Eastbourne, BN22 0EG

Price Guide £375,000



**NEW HOME** - This SEMI-DETACHED HOME has an OPEN PLAN KITCHEN/DINING ROOM with French doors to the garden, the DUAL ASPECT SITTING ROOM also has French doors to the garden. The first floor is just as impressive with TWO DOUBLE BEDROOMS and a THIRD SINGLE BEDROOM/HOME OFFICE, serviced by a FAMILY BATHROOM. Outside are GOOD SIZED GARDENS and OFF ROAD PARKING. Offered with the benefit of a NHBC BUILDMARK WARRANTY.

Situated on the Lower Willingdon/Hampden Park borders, on this recently constructed residential estate, within easy reach of many local amenities which briefly comprising of a main line train station, parks, schools for all ages and Brassey parade which offers numerous shops, restaurants, bus routes etc.



### SITTING ROOM

17'8 x 9'11 (5.38m x 3.02m)

### KITCHEN/DINER

17'8 x 14'0 (5.38m x 4.27m)

### CLOAKROOM

4'8 x 3'4 (1.42m x 1.02m)

### BEDROOM 1

11'9 x 10'2 (3.58m x 3.10m)

### EN-SUITE

7'0 x 5'4 (2.13m x 1.63m)

### BEDROOM 2

11'2 x 10'4 (3.40m x 3.15m)

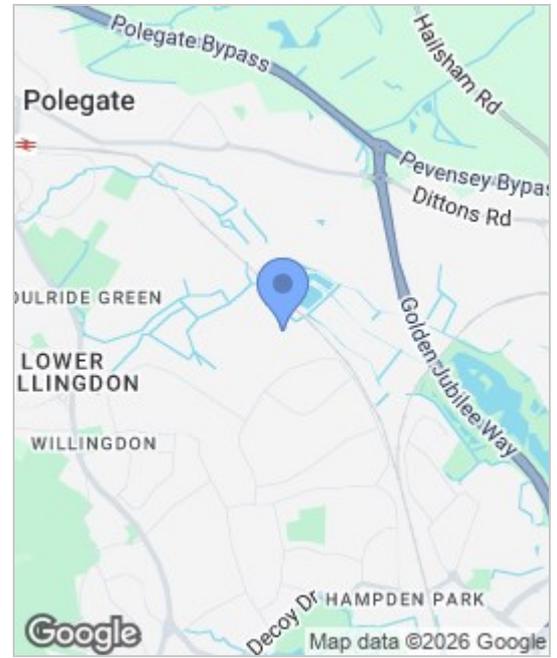
### BEDROOM 3

11'7 x 7'0 (3.53m x 2.13m)

### FAMILY BATHROOM

8'3 x 6'5 (2.51m x 1.96m)

### OFF ROAD PARKING



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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