

# HUNT FRAME

ESTATE AGENTS



**10 Hodcombe Close, Eastbourne, BN23 8JA**

**Offers Over £230,000**



Located within a small close in the Langney area of Eastbourne, a semi-detached two bedroom house. Comprising a 14' x 10' lounge, 16'2 kitchen/dining room and family bathroom. Other benefits include gas central heating, GARAGE and driveway providing off road parking.



Front door to:

## Entrance Hall

Radiator, stairs rising to first floor, under stairs storage cupboard.

## Lounge

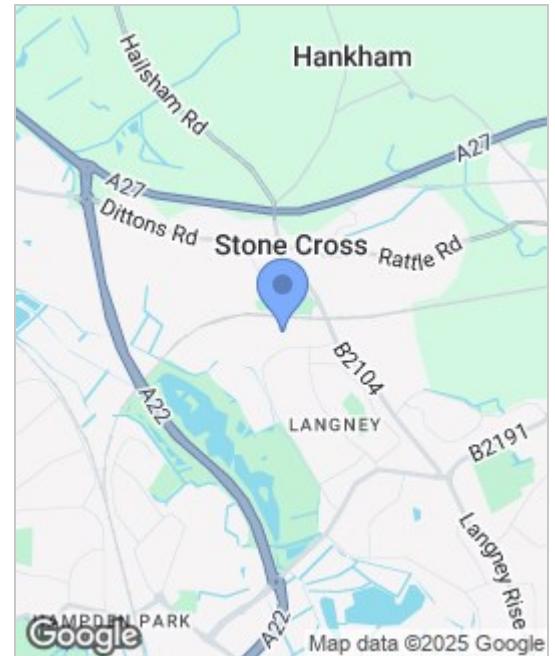
14 x 10 (4.27m x 3.05m)

Fireplace, radiator, window to front.

## Kitchen/Dining Room

16'2 x 8'6 (4.93m x 2.59m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset one and a half bowl sink and single drainer unit. Built in eye level oven and hob with extractor hood over. Spaces for washing machine and fridge/freezer. Space for table and chairs. Tiled floor, window and door leading to rear garden, radiator, wall mounted gas fired boiler.



## First floor landing

Access to loft space.

## Bedroom One

16'2 x 9'4 (4.93m x 2.84m)

Radiator, window to front.

## Bedroom Two

13'7 x 7'10 (4.14m x 2.39m)

Radiator, window to rear.

## Bathroom

In a white suite comprising panelled bath with shower over, pedestal wash basin, low level wc, two windows to rear, radiator.

Rear garden - laid to lawn with mature bushes and shrubs.

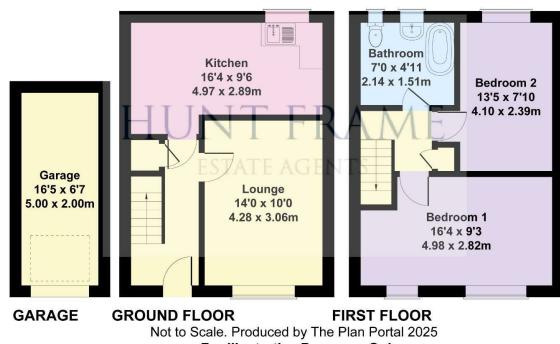
Drive way providing off road parking.

Garage - with up and over door.

Council tax band C

## 10 Hodcombe Close

Approximate Gross Internal Area  
818 sq ft - 76 sq m



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90	
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.