

HUNT FRAME

ESTATE AGENTS



Flat A 106 Langney Road, Eastbourne, BN22 8AQ

£155,000



A one bedroom converted ground floor flat with the rare benefit of a PRIVATE COURTYARD REAR GARDEN. Available with no onward chain, the apartment comprises lounge, double bedroom, kitchen, utility area and shower room. Also benefitting from double glazing, gas central heating and a long lease.



Communal front door to:

Communal entrance hall

Front door to:

Lounge

12 x 10'11 (3.66m x 3.33m)

Wood effect laminate flooring, electric fire, radiator, TV point, double glazed window to rear.

Inner hallway

Built in storage cupboard.

Kitchen

8'10 x 8 (2.69m x 2.44m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Tiled splash backs. Space for cooker and fridge freezer. Radiator, double glazed window to side, double glazed door to rear garden.

Utility area

Space for washing machine.

Bedroom

13'1 x 9'10 (3.99m x 3.00m)

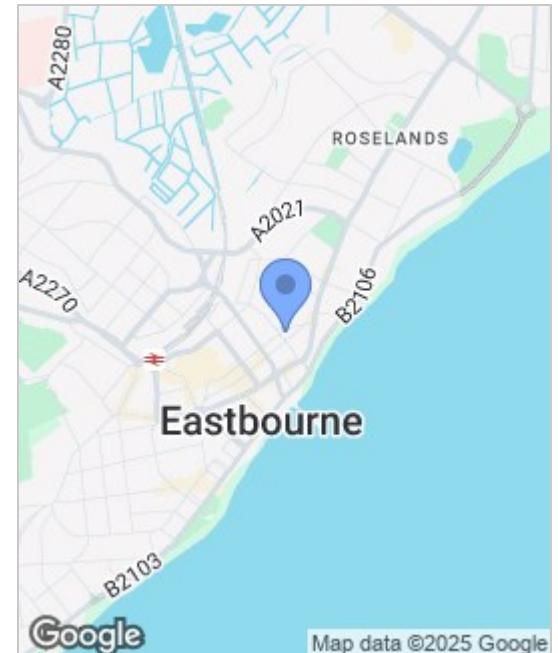
Double glazed window to front, radiator. Wood effect laminate flooring.

Shower room

Suite comprising tiled shower cubicle, low level wc, radiator, tiled walls, double glazed window to rear.

Private garden

Laid as paving with walled surround and timber garden shed.



106 Langney Road A

Approximate Gross Internal Area

592 sq ft - 55 sq m



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

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

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