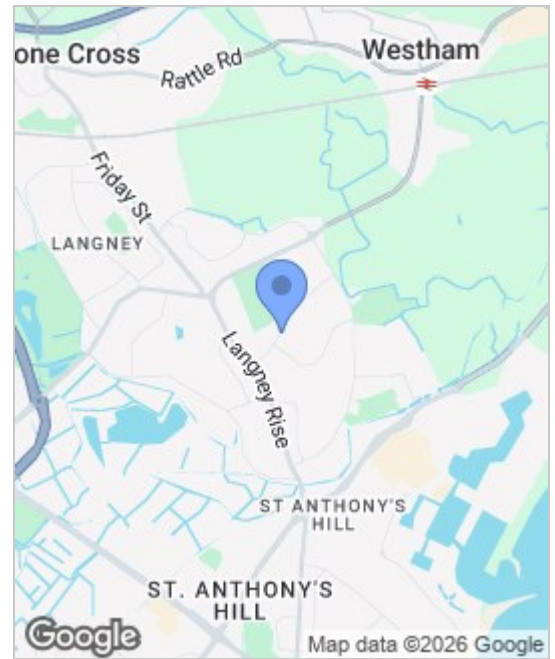




**42D The Rising**  
, Eastbourne, BN23 7QW

**£350,000**





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

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- LINK DETACHED HOUSE
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- GAS CENTRAL HEATING
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- MODERN BATHROOM
- GARAGE AND OFF ROAD PARKING

A VERY WELL PRESENTED, THREE BEDROOM, link detached house located close to local bus routes and Langney Shopping Centre. Comprising a lounge/dining room, modern kitchen and bathroom, ground floor cloakroom, and a re-fitted shower room. Also benefitting from a GARAGE and off road parking.



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.