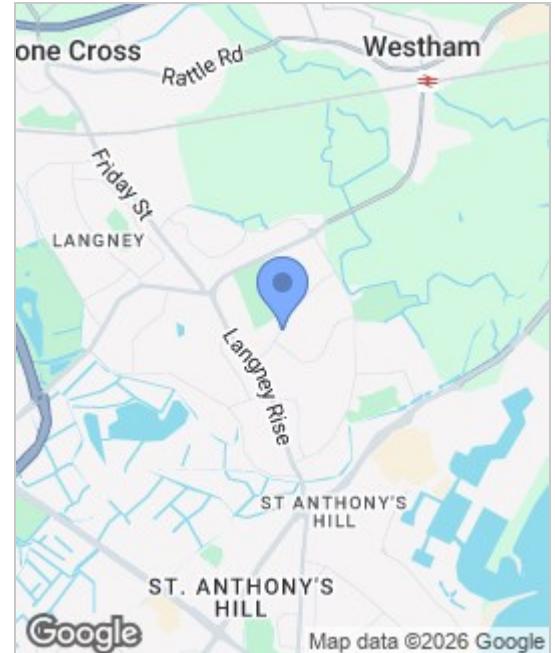




**42D The Rising**  
, Eastbourne, BN23 7QW

£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						
(81-91)	B						
(69-80)	C						
(55-68)	D						
(39-54)	E						
(21-38)	F						
(1-20)	G						
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		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
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- GROUND FLOOR CLOAKROOM
- MODERN KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- 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 firms employment has the authority to make or give any representation or warranty in respect of the property.