

# HUNT FRAME

ESTATE AGENTS



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## 2 Elderwood Close, Eastbourne, BN22 0TL

£260,000



Occupying a generous corner plot with gardens to three sides, a semi-detached two bedroom bungalow conveniently located close to local shops and bus routes. Also benefitting from double glazed windows and doors, a garage and driveway providing off road parking. Available with no onward chain.



Double glazed front door to:

**Entrance Porch**

Double glazed door to garden and front door to:

**Entrance Hall**

Built in cloaks cupboard, access to loft space, built in storage cupboard, night storage heater.

**Lounge**

17'3 x 11'1 (5.26m x 3.38m)  
Double glazed window to front, night storage heater, TV point.

**Kitchen**

9'1 x 8'10 (2.77m x 2.69m)  
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit with mixer tap and tiled splash backs. Spaces for cooker, washing machine and upright fridge/freezer, double glazed window to front.

**Bedroom One**

13 x 11'2 (3.96m x 3.40m)  
Built in double wardrobe, double glazed windows and door leading to rear garden

**Bedroom Two**

9'4 x 9'2 (2.84m x 2.79m)  
Double glazed window to rear.

**Bathroom**

Suite comprising panelled bath with shower over and pedestal wash basin. Double glazed window to side.

**Cloakroom**

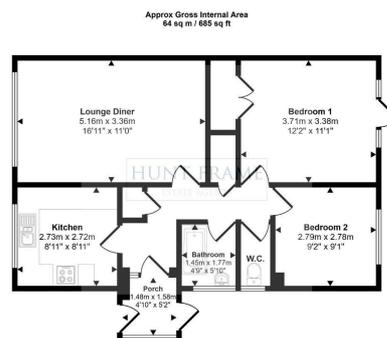
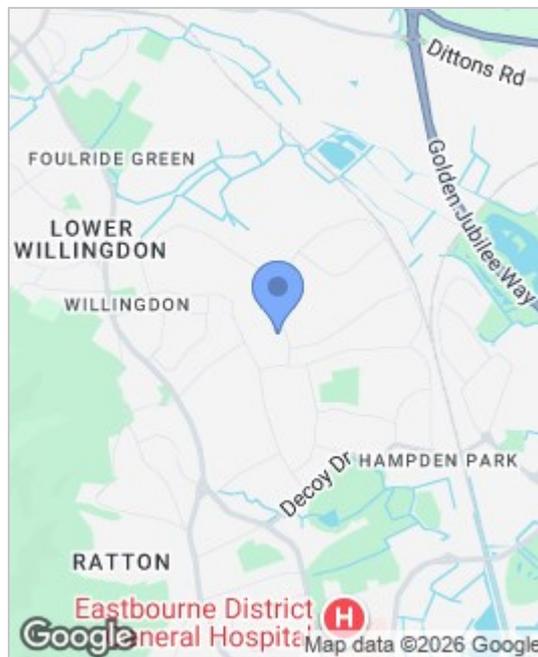
Low level wc, double glazed window to side.

**Outside**

The bungalow sits on a corner plat and has three main areas which are laid to lawn with flower and shrub borders. Timber garden shed and greenhouse. Double glazed personal door to:

Garage with up and over door, driveway providing off road parking.

COUNCIL TAX BAND C



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency Rating		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>79</b>	<b>England &amp; Wales</b>
		<b>59</b>	EU Directive 2002/91/EC

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