



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Broadview Close, Eastbourne, BN20

Freehold | Bungalow - Detached | 2 Bedrooms

This extended and detached bungalow has been modernised by the current owners. It has an impressive living room with bi-folding doors to the southerly facing rear garden that has views of The South Downs. The kitchen and bathroom have both been updated to offer contemporary fittings. The bungalow is situated in a cul-de sac in Willingdon, with off road parking to the front. Viewing is highly recommended to appreciate the merits of this extended property.

**FOR SALE**  
**FREEHOLD**  
**£320,000**

## Location

Broadview Close is situated on the border of Willingdon & Polegate, both of which are sought after due to their proximity to The South Downs, access to amenities as well as transport links. Polegate train station is approximately 1 mile away. The area is also home to schools for all ages.

## Approach

The bungalow is located at the end of the cul-de sac and has off road parking to the front. To the side of the property is a small garage/store. A pathway leads to the front door.

## Entrance Porch

Brick and uPVC construction with a double glazed door.

## Hallway

Wood flooring, storage cupboard, loft hatch, ceiling light and radiator.

## Living Room 20'8" x 20'0" (6.32 x 6.11)

The wood flooring continues into this extended and welcoming open plan living space. Natural light floods in from the bi-folding doors as well as two Velux windows. Fireplace, radiators, zoned ceiling lighting and powerpoints.

## Kitchen 10'2" x 6'11" maximum of (3.10 x 2.13 maximum of)

Fitted with a range of wall and floor units finished with white cabinetry and complementary stone effect worktop. Tiled splash backs. Integrated double oven, four ring gas hob and extractor over. Space for washing machine and fridge freezer. Larder cupboard, vinyl flooring, double glazed window and door which lead out to the side aspect.

## Bedroom One 12'9" x 10'2" (3.91 x 3.10)

Large double glazed window to the front aspect, radiator, carpet, powerpoints and ceiling light.

## Bedroom Two 9'4" x 8'11" (2.86 x 2.74)

Double glazed window, carpet, radiator, ceiling light and powerpoints.

## Bathroom 8'0" x 6'2" (2.44 x 1.90)

A contemporary white suite comprising of bath with thermostatic shower over and glazed screen, toilet and vanity unit with basin. Two double glazed windows with obscured glass. Radiator, electric heated towel rail, ceiling light and extractor.

## Rear Garden

The southerly facing garden has a pleasant outlook with views towards The South Downs. It has a paved pathway leading to a patio area, perfect for alfresco dining and entertaining. The garden also offers an array of dwarf fruit trees and shrubs.

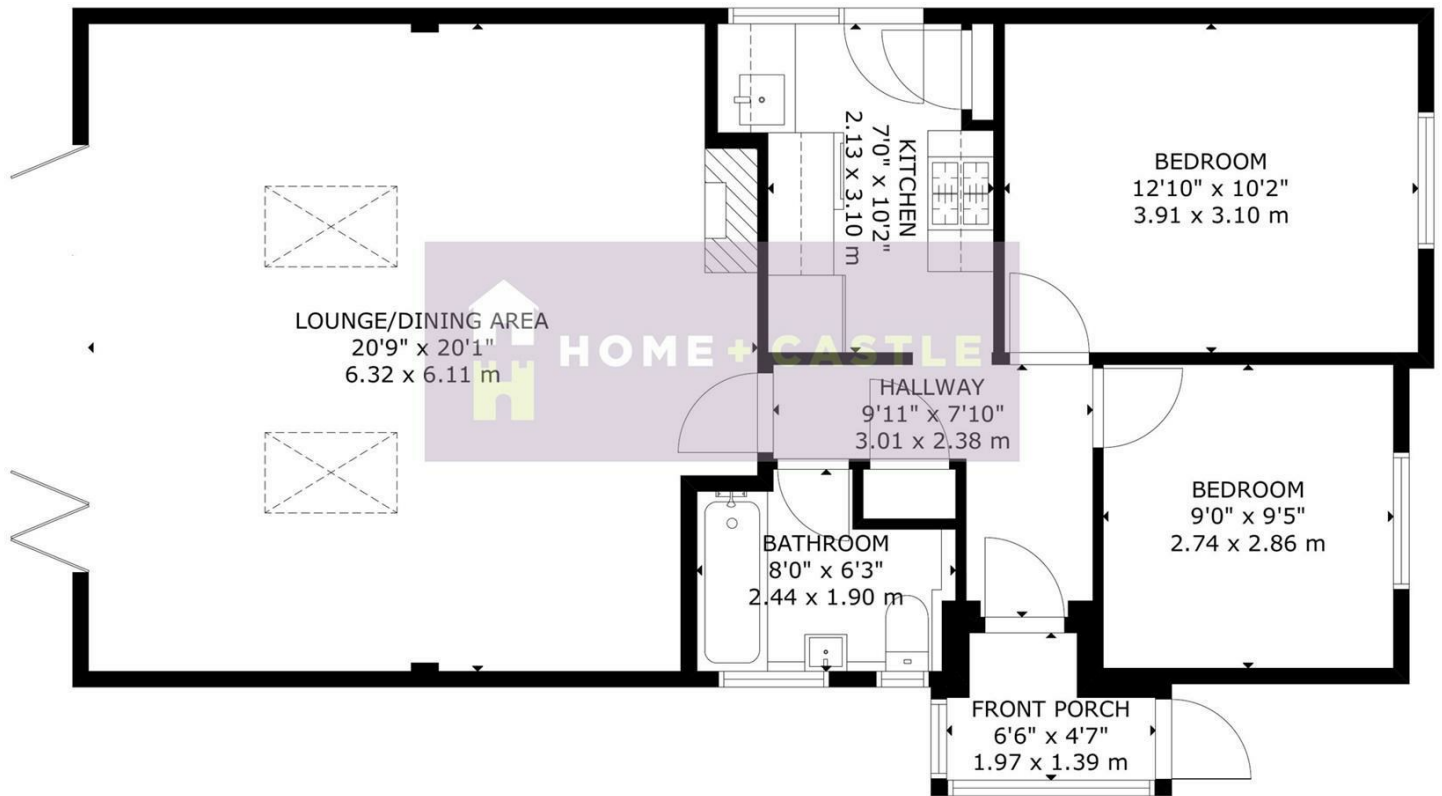
## Additional Information

EPC rating: D

Council Tax Band: C

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 75 m<sup>2</sup>/810 sq ft  
 FLOOR: 1:75 m<sup>2</sup>/810 sq ft  
 EXCLUDED AREAS: FRONT PORCH: 2 m<sup>2</sup>/23 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	75
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.