



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Gorrington Valley Road, Eastbourne,

Freehold | Bungalow - Semi Detached | 2 Bedrooms

Home + Castle are pleased to advertise this CHAIN FREE, 2 bedroom semi-detached bungalow with sun room, within walking distance of local shops and amenities. The property has been re-decorated throughout with new flooring to all rooms. Garden to the front of the property with paved areas to all 3 sides at the rear. Gas central heating and mostly double glazed. Off-road parking for 2 - 3 cars.

**FOR SALE**  
**FREEHOLD**  
**£269,000**

## Dimensions

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

## Front of Property

Garden with borders for planting, mature shrubs and hedging with artificial grass as the centrepiece. Driveway providing off-road parking for 2 - 3 cars. Gate offering access to rear garden.

## Hallway 8'11" x 3'9" (2.72m x 1.14m)

Pendant light, power points and BT point. New carpet.

## Living Room 15'5" incl bay x 11'8" (4.70m incl bay x 3.56m)

Pendant light, power points, TV point and double glazed bay window to front of property. New carpet.

## Bedroom 1 10'2" x 9'11" (3.10m x 3.02m)

Double glazed window to front of property, power points, TV point, pendant light and new carpet.

## Bedroom 2 8'10" x 8'2" (2.69m x 2.49m)

Double glazed window to rear of property, pendant light, radiator, power points and new carpet.

## Kitchen 8'7" x 7'3" (2.62m x 2.21m)

Range of new wall and base units with space for gas/electric cooker to be installed. Plumbing for washing machine and space for under counter fridge. Pendant light, tile effect vinyl flooring. Wall mounted Valiant gas boiler. Stainless steel sink and single glazed window and door to sun room.

## Sun Room 13'7" x 9'3" (4.14m x 2.82m)

Good size sun room with power points and newly fitted Perspex roof. New suspended floor.

## Bathroom 6'1 x 5'7" (1.85m x 1.70m)

Bath with mixer taps and shower attachment, WC & basin with vanity unit. Ceiling light, radiator, opaque single glazed window to sun room. Part tiled walls and tile effect vinyl flooring.

## Rear of Property

Patio area to 3 sides with area ideal for a shed. Raised borders for planting. Gate to front of property.

## Additional Information

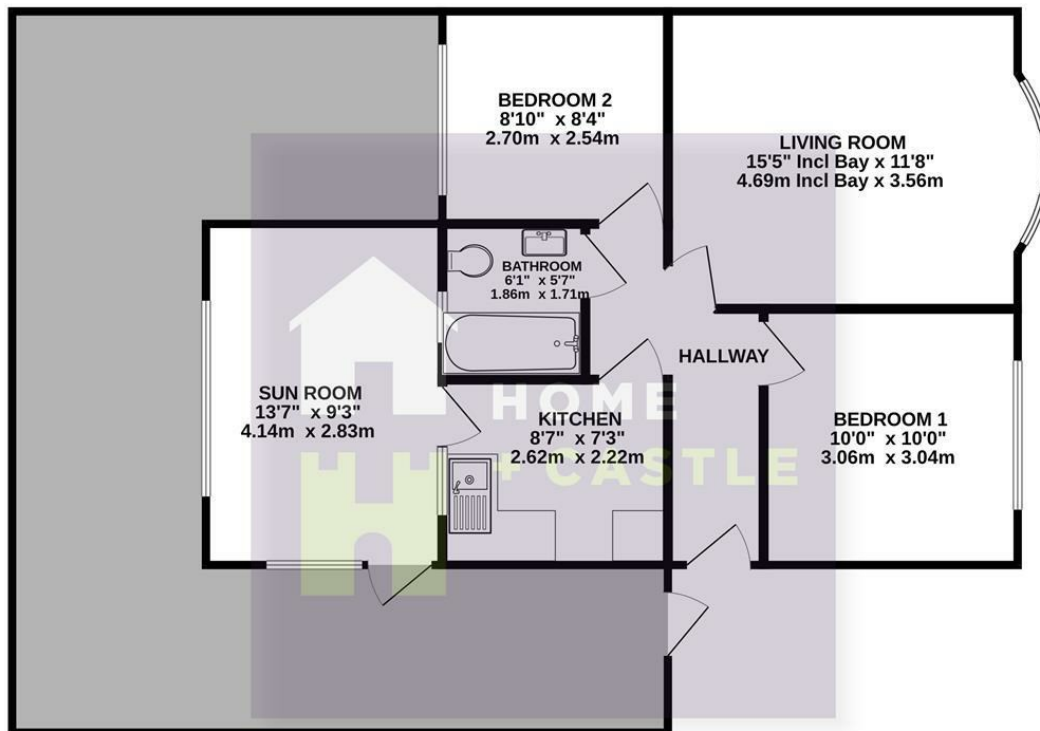
Energy Performance Rating - D

Council Tax Band - C



## Floor Plan

2 BEDROOM BUNGALOW  
620 sq.ft. (57.6 sq.m.) approx.



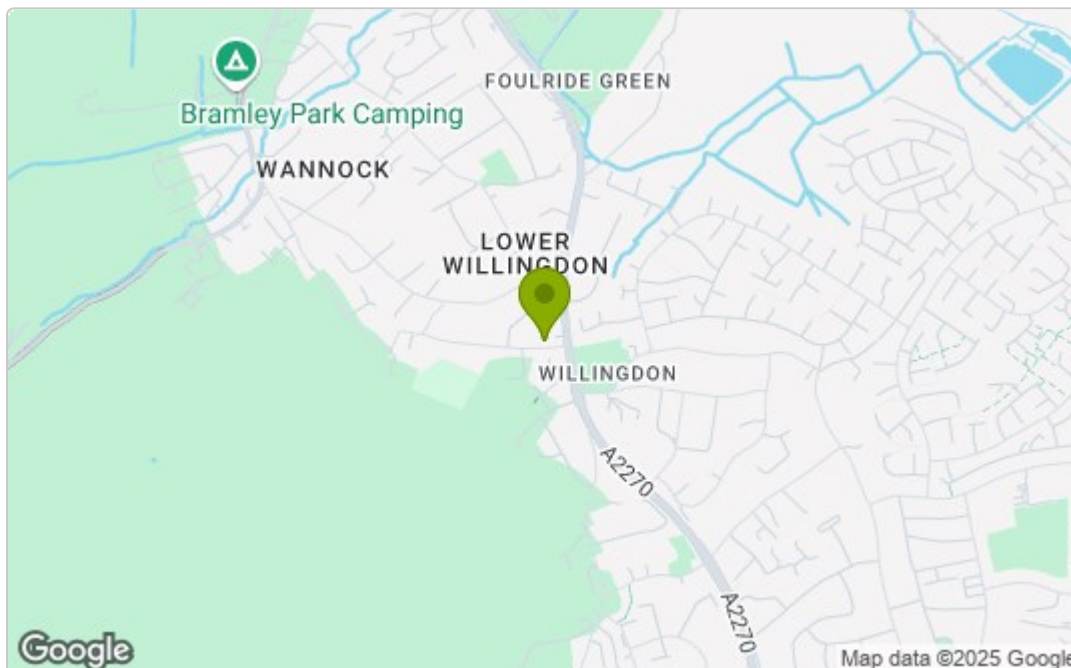
## 2 BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		62	82
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p> 	
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		<p>EU Directive 2002/91/EC</p> 	
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.