

# HUNT FRAME

ESTATE AGENTS



## 199A OR B Sevenoaks Road, Eastbourne, BN23 7JZ

£425,000



BRAND NEW. A choice of two, newly constructed, high specification detached bungalows, anticipated to be ready for occupation during Autumn 2024. Each bungalow has two bedrooms, an open plan living room/kitchen with integrated appliances, a single garage as well as two off road parking spaces. Well appointed throughout 831 ft<sup>2</sup> (88 M<sup>2</sup>) of accommodation, with double glazing, electric air source underfloor heating and level lawned gardens with Indian sandstone patios. AVAILABLE TO RESERVE NOW, with 10 YEAR BUILD ZONE WARRANTY, conveniently situated for local amenities and shopping centre.



**ENTRANCE HALL**

9'4" x 4'3" (2.85 x 1.3)

**OPEN PLAN LIVING ROOM/KITCHEN**

16'4" x 13'1" (5 x 4)

**BEDROOM 1**

11'8" x 11'5" (3.58 x 3.5)

**BEDROOM 2**

11'6" x 7'8" (3.53 x 2.35)

**BATHROOM**

7'6" max x 6'2" (2.3 max x 1.9)

**GARAGE**

19.9m<sup>2</sup>

**2 OFF ROAD PARKING SPACES**

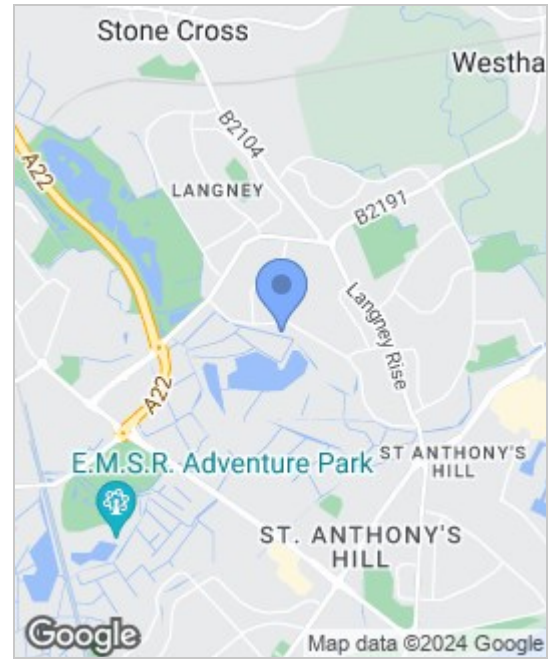
**CYCLE STORE & BIN STORE**

**Tenure**

Freehold  
Council Tax Band awaited  
EPC awaited

**EASTBOURNE PLANNING**

Application Numbers 230247 & 230516



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

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