

# HUNT FRAME

ESTATE AGENTS



**201/203 Sevenoaks Road, Eastbourne, BN23 7JZ**

**£399,950**



**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**

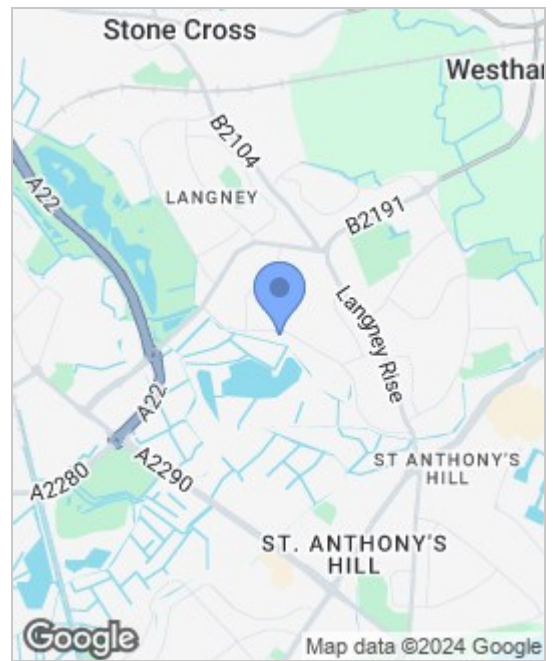
Freehold

Council Tax Band awaited

EPC awaited

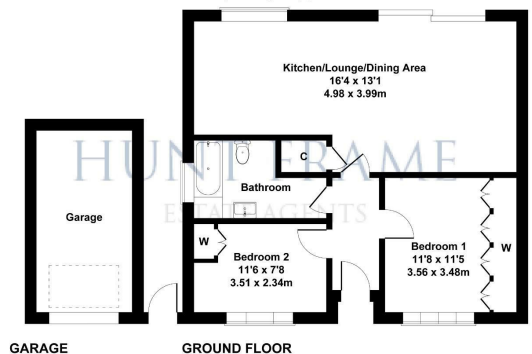
**EASTBOURNE PLANNING**

Application Numbers 230247 & 230516



**199a Sevenoaks Road**

Approximate Gross Internal Area  
697 sq ft - 65 sq m  
(Excluding Garage)



GARAGE

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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	

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.

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