

HUNT FRAME

ESTATE AGENTS



115 Gainsborough Crescent, Eastbourne, BN23 7NL

Offers Over £275,000



A DETACHED TWO BEDROOM BUNGALOW, ideally located for on the PAINTERS ESTATE, close to local amenities with DRIVEWAY PARKING and a GARAGE. Now requiring general updating and being offered CHAIN FREE.



ENTRANCE HALL

Radiator, loft access, built in storage cupboard.

LIVING ROOM

19'9" x 12'8" (6.03 x 3.88)

Double glazed window to side and double glazed patio doors to rear onto conservatory. Radiator.

CONSERVATORY

11'7" x 7'0" (3.55 x 2.15)

Of single glazed construction with door to rear garden.

KITCHEN

8'5" x 6'11" (2.59 x 2.12)

Double glazed window to side, fitted with a range of wall and base mounted units with work surfaces and tiled splash backs, single drainer stainless steel sink unit, fitted electric oven and hob, plumbing point for washing machine, serving hatch to Living Room.

BEDROOM 1

12'9" x 9'4" (3.9 x 2.85)

Double glazed windows to front and side, radiator, built in wardrobe, boiler cupboard.

BEDROOM 2

10'0" x 8'10" (3.07 x 2.7)

Double glazed window to front, radiator, built in wardrobe.

BATHROOM

Double glazed window to side, radiator, tiled walls. Fitted with a white suite comprising panelled bath, low level wc and pedestal hand basin.

GARAGE

18'11" x 7'9" (5.78 x 2.37)

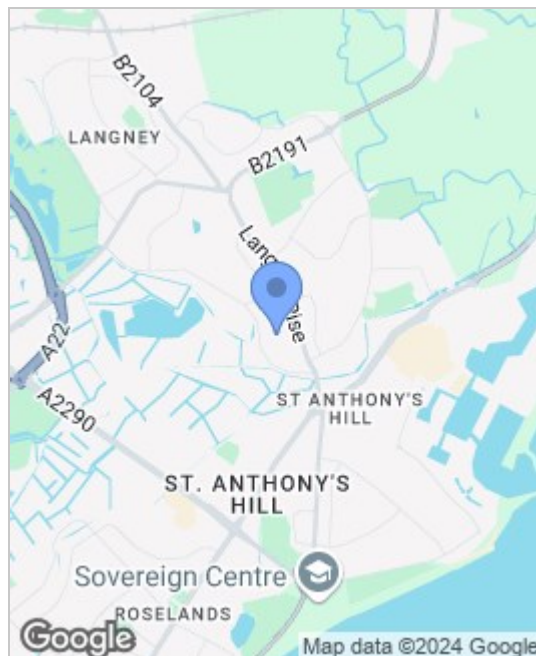
With up and over door, power and light, double glazed window to rear and personal door to rear garden.

REAR GARDEN

Patio and lawn, flower/shrub beds, gate to Driveway.

FRONT GARDEN

Lawn and shrubs, with adjacent block paved driveway providing off road parking.



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Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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