

HUNT FRAME

ESTATE AGENTS



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18 Golding Road, Eastbourne, BN23 7AW
£300,000



VIRTUAL TOUR - Located on the popular Springfield Farm estate at Langney, within easy reach of The Crumbles retail park, a TWO BEDROOM SEMI-DETACHED BUNGALOW, offered for sale with no chain. Although now requiring some updating, viewing is highly recommended.



Double glazed front door to:

Entrance Porch

Further door to:

Entrance Hall

Radiator, door to airing cupboard, access to loft space.

Lounge

17'1 x 10'6 (5.21m x 3.20m)

Fireplace with electric fire, radiator, double glazed door to:

Conservatory

9'11 x 7'6 (3.02m x 2.29m)

Of double glazed construction with double glazed door to rear garden.

Kitchen

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Built in oven and hob with extractor hood above. Space and plumbing for washing machine, larder cupboard, double glazed window to rear, double glazed door to side.

Bedroom One

13'5 x 10'4 (4.09m x 3.15m)

Fitted wardrobes and drawers, radiator, double glazed window to front

Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

Radiator, double glazed window to front.

Bathroom

In a coloured suite comprising panelled bath with electric shower above, low level wc, pedestal wash basin, radiator, double glazed windows to side.

Outside

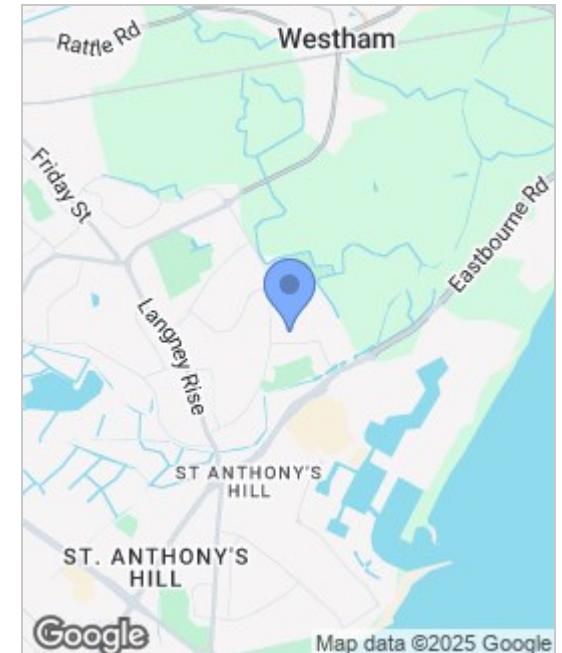
Front garden - laid as paving

Driveway providing parking for a number of vehicles, leading to:

GARAGE - with up and over door.

Rear garden - laid as paving with inset flower beds.

Council tax band C



Approx Gross Internal Area
65 sq m / 702 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Survey 200.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(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	

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