

# HUNT FRAME

ESTATE AGENTS



## 18 Boniface Gardens, Eastbourne, BN22 0EG

**Price Guide £390,000**



**NEW HOME** - This SEMI-DETACHED HOME has an OPEN PLAN KITCHEN/DINING ROOM with French doors to the garden, the DUAL ASPECT SITTING ROOM also has French doors to the garden. The first floor is just as impressive with TWO DOUBLE BEDROOMS and a THIRD SINGLE BEDROOM/HOME OFFICE, serviced by a FAMILY BATHROOM. Outside are GOOD SIZED GARDENS and OFF ROAD PARKING. Offered with the benefit of a NHBC BUILDMARK WARRANTY.

Situated on the Lower Willingdon/Hampden Park borders, on this recently constructed residential estate, within easy reach of many local amenities which briefly comprising of a main line train station, parks, schools for all ages and Brassey parade which offers numerous shops, restaurants, bus routes etc.



**SITTING ROOM**  
17'8 x 9'11 (5.38m x 3.02m)

**KITCHEN/DINER**  
17'8 x 14'0 (5.38m x 4.27m)

**CLOAKROOM**  
4'8 x 3'4 (1.42m x 1.02m)

**BEDROOM 1**  
11'9 x 10'2 (3.58m x 3.10m)

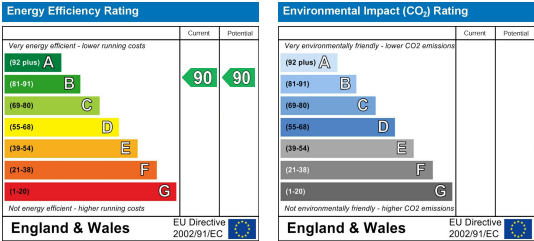
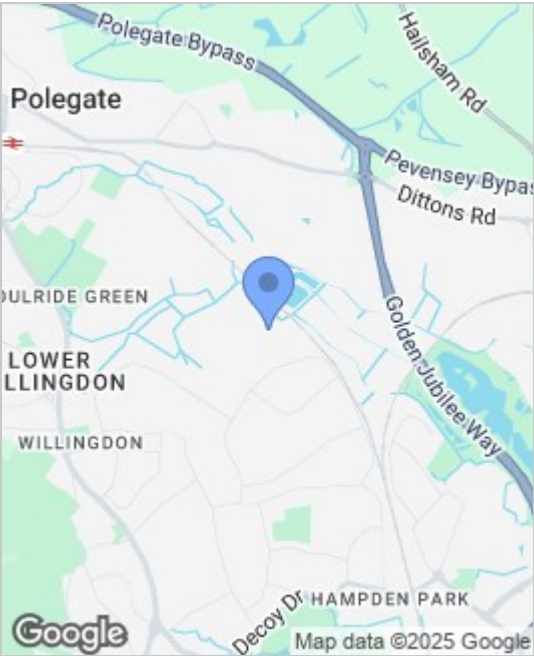
**EN-SUITE**  
7'0 x 5'4 (2.13m x 1.63m)

**BEDROOM 2**  
11'2 x 10'4 (3.40m x 3.15m)

**BEDROOM 3**  
11'7 x 7'0 (3.53m x 2.13m)

**FAMILY BATHROOM**  
8'3 x 6'5 (2.51m x 1.96m)

**OFF ROAD PARKING**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.