



9 Boniface Gardens, Eastbourne, BN22 0EG

Price Guide £340,000



NEW HOME - SEMI-DETACHED THREE BEDROOM FAMILY HOME with a ground floor that consists of spacious SITTING ROOM, an IMPRESSIVE OPEN PLAN KITCHEN/DINER and CLOAKROOM. The first floor has TWO DOUBLE BEDROOMS, one featuring an EN-SUITE with the THIRD BEDROOM perfect for the youngest member of your family or you could turn it into your cosy HOME OFFICE. GARDENS to the rear and TANDEM DRIVEWAY PARKING. Offered with a NHBC BUILD MARK 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
13'0 x 11'8 (3.96m x 3.56m)

KITCHEN/DINER
15'1 x 10'0 (4.60m x 3.05m)

CLOAKROOM
5'6 x 3'4 (1.68m x 1.02m)

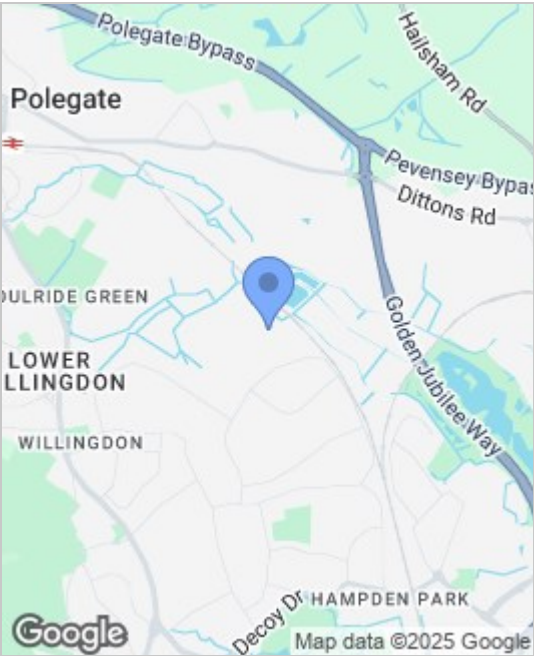
BEDROOM 1
13'6 x 11'8 (4.11m x 3.56m)

EN-SUITE
6'3 x 5'6 (1.91m x 1.68m)

BEDROOM 2
10'7 x 8'9 (3.23m x 2.67m)

BEDROOM 3
9'6 x 6'9 (2.90m x 2.06m)

FAMILY BATHROOM
6'3 x 5'6 (1.91m x 1.68m)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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