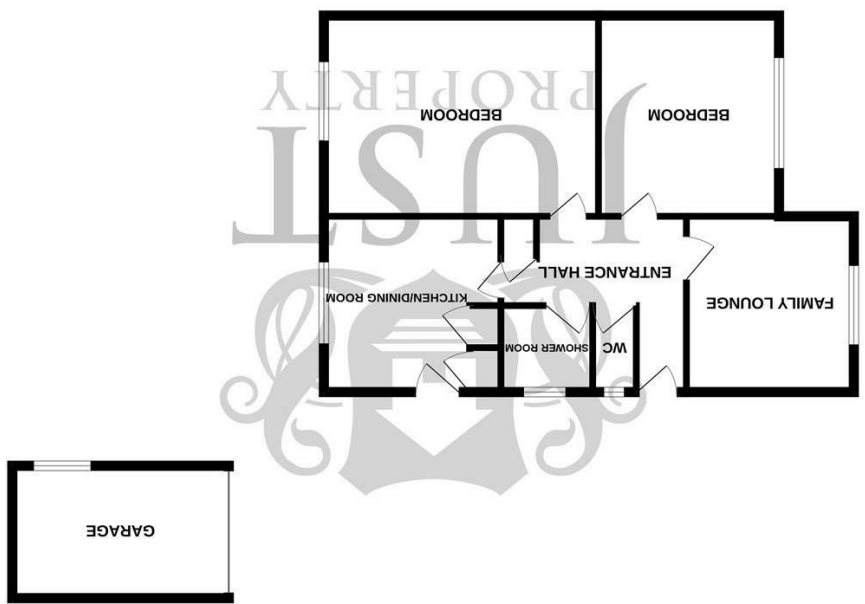


These energy ratings have been made to ensure the accuracy of the figures contained herein. Measurements of house meters and appliances should be taken on the day of the visit. The company does not accept any liability for any errors or omissions. The company does not accept any liability for any errors or omissions. The company does not accept any liability for any errors or omissions. The company does not accept any liability for any errors or omissions.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Potential	87
Current	56
Energy Efficiency Rating	



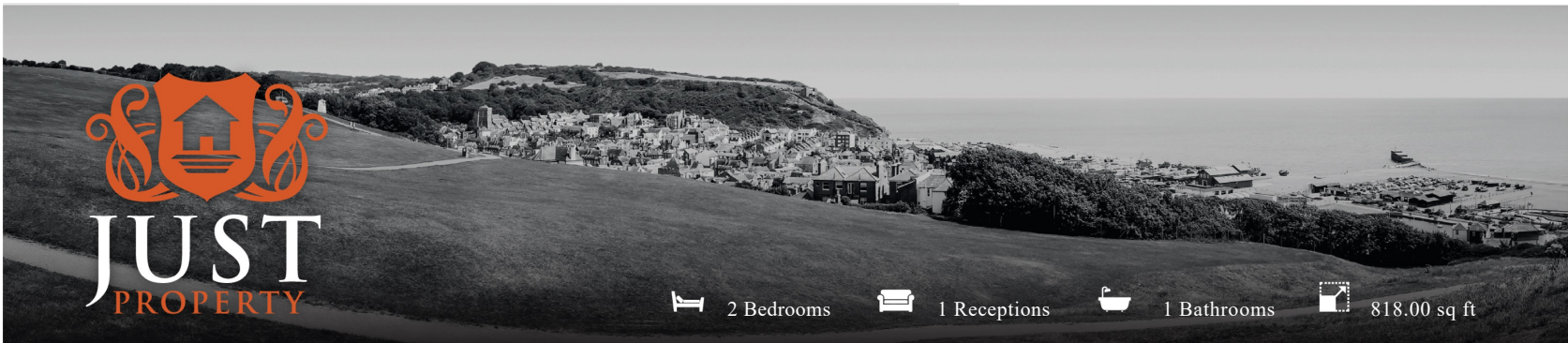
GROUND FLOOR



FLOORPLANS

29 Golding Road, Langney, Eastbourne, BN23 7AW

www.justproperty.net



2 Bedrooms | 1 Receptions | 1 Bathrooms | 818.00 sq ft

Freehold

£350,000

29 Golding Road, Langney, Eastbourne, BN23 7AW





Freehold

£350,000

2 Bedrooms 1 Receptions 1 Bathrooms 818.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A beautifully presented and spacious two double-bedroom detached bungalow, located in the highly sought-after Langney area of Eastbourne. This charming property is conveniently positioned close to local bus routes, the Sovereign Harbour development with its fantastic selection of shops and leisure facilities, as well as Langney Shopping Centre.

Recently redecorated and refurbished, the property now offers well-proportioned accommodation that includes a spacious entrance hallway with a useful storage cupboard, a modern shower room, and a separate WC. The bungalow features two generously sized double bedrooms and a welcoming family lounge with a cute fireplace.

The fitted kitchen and dining area are complemented by two additional storage cupboards and a large window overlooking the rear garden, with a side door leading to a terraced area perfect for enjoying the afternoon sun.

Externally, the property boasts an attractive front garden, off-road parking for several vehicles, a detached garage to the rear, and a level rear garden, mainly laid to lawn, with a lovely patio area ideal for outdoor relaxation.

The property benefits from UPVC double glazing and a newly installed boiler (2024) for efficient gas-fired central heating. Offered chain-free through the vendor's chosen agent, Just Property, this delightful bungalow is ready to move into.



ROOM DIMENSIONS

Front Door

Entrance Hallway

Family Lounge
12'6" x 11'3" (3.82 x 3.43)

Bedroom
18'4" x 11'8" (5.6 x 3.56)

Bedroom
11'8" x 10'5" (3.56 x 3.20)

Kitchen / Dining Room
11'3" x 11'3" (3.43 x 3.43)

Kitchen Terrace Area

WC

Shower Room

Storage Cupboard

Off Road Parking

Detached Garage

Front Garden

Rear Garden

Patio Area

FEATURES

- Detached & Spacious Bungalow
- Two Double Bedrooms
- Off Road Parking & Garage
- Attractive Front and Rear Gardens
- CHAIN FREE
- UPVC Double Glazing and Gas Fired Central Heating With BRAND NEW BOILER
- Popular Residential Estate in Eastbourne
- On Bus Routes
- Close To Shopping Centres and Sovereign Marina
- Beautifully Presented and In Fantastic Condition

