

HUNT FRAME

ESTATE AGENTS



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2 Elderwood Close, Eastbourne, BN22 0TL

£260,000



Occupying a generous corner plot with gardens to three sides, a semi-detached two bedroom bungalow conveniently located close to local shops and bus routes. Also benefitting from double glazed windows and doors, a garage and driveway providing off road parking. Available with no onward chain.



Double glazed front door to:

Entrance Porch

Double glazed door to garden and front door to:

Entrance Hall

Built in cloaks cupboard, access to loft space, built in storage cupboard, night storage heater.

Lounge

173 x 11'1 (5.26m x 3.38m)

Double glazed window to front, night storage heater, TV point.

Kitchen

9'1 x 8'10 (2.77m x 2.69m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit with mixer tap and tiled splash backs. Spaces for cooker, washing machine and upright fridge/freezer, double glazed window to front.

Bedroom One

13 x 11'2 (3.96m x 3.40m)

Built in double wardrobe, double glazed windows and door leading to rear garden

Bedroom Two

9'4 x 9'2 (2.84m x 2.79m)

Double glazed window to rear.

Bathroom

Suite comprising panelled bath with shower over and pedestal wash basin. Double glazed window to side.

Cloakroom

Low level wc, double glazed window to side.

Outside

The bungalow sits on a corner plot and has three main areas which are laid to lawn with flower and shrub borders. Timber garden shed and greenhouse. Double glazed personal door to:

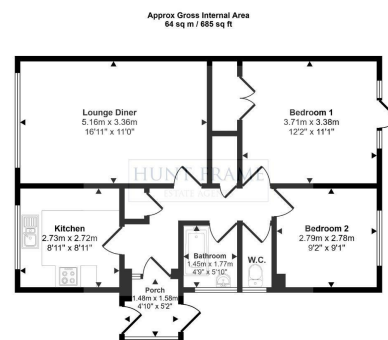
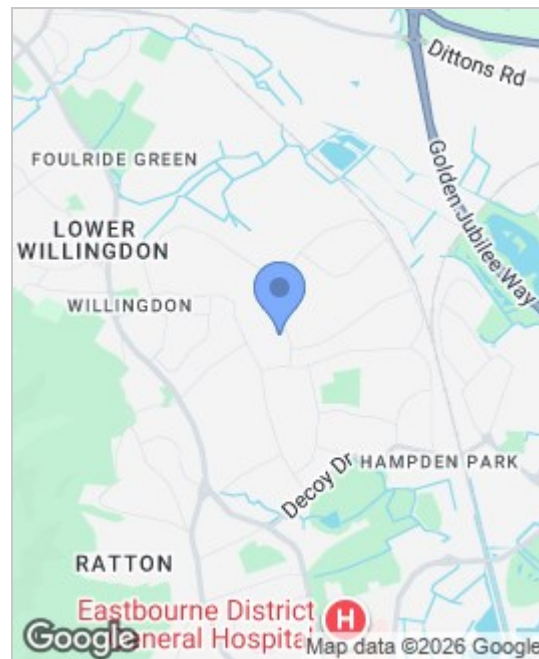
Garage with up and over door, driveway providing off road parking.

COUNCIL TAX BAND C

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct

anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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 Made Simple 360.

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			(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	79	England & Wales	EU Directive 2002/91/EC	

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