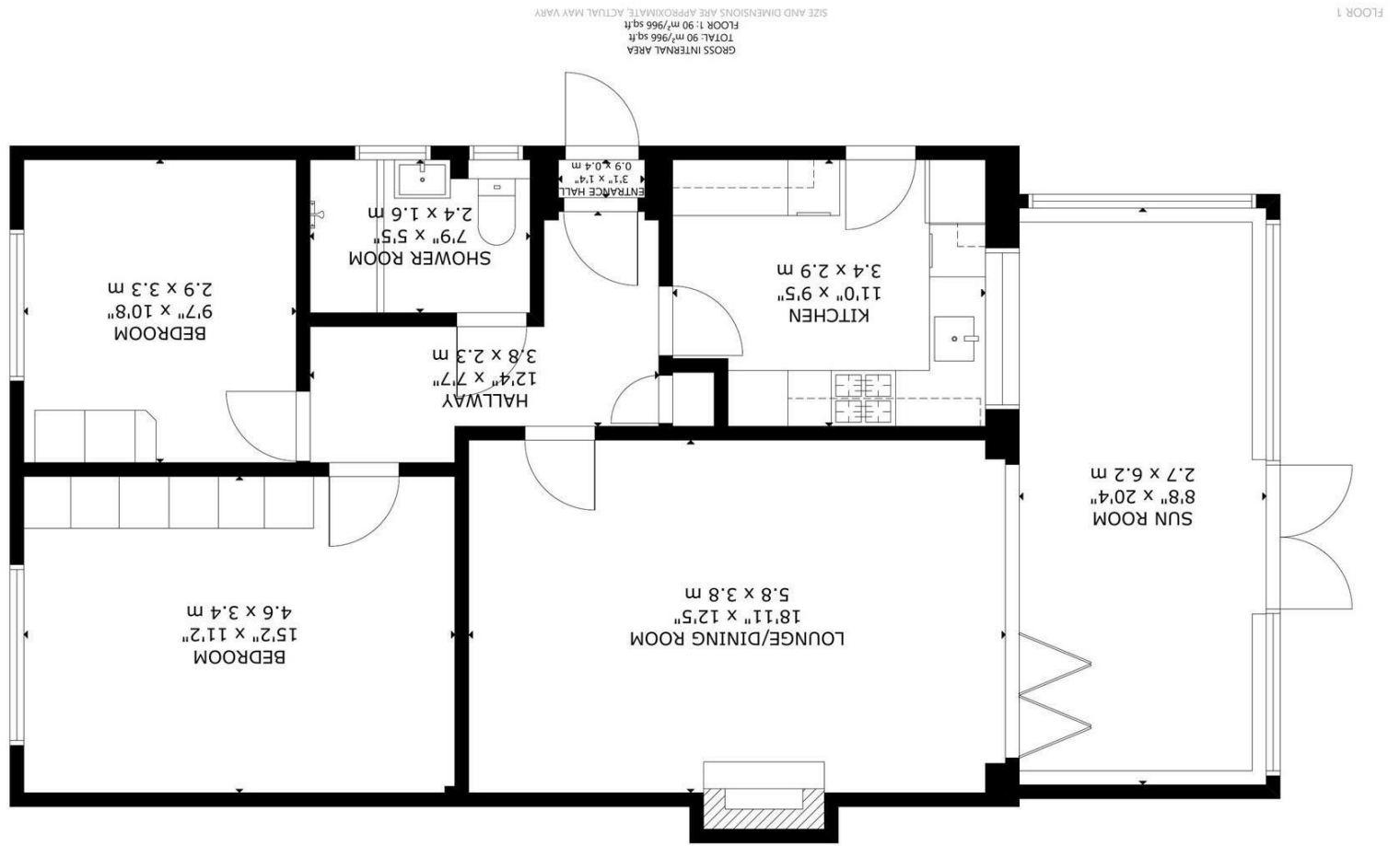


Energy Efficiency Rating	
Current	Potential
<b>B3</b>	<b>B6</b>

Very energy efficient - lower running costs (81-91)  
 Energy efficient - lower running costs (69-80)  
 Decent (51-68)  
 Needs to be improved - higher running costs (35-50)  
 Poor (1-20)

England & Wales  
 EU Directive  
 2002/91/EC



Golding Road, Eastbourne



- GUIDE £385,000 - £395,000
- High Specification
- Spacious Rooms
- Superb Sun/Garden Rm
- Wood Flooring
- Tastefully Wardrobes
- Gas c/h & Dbl glz
- Easy to Maintain Gardens
- Garage
- NO ONGOING CHAIN



Freehold

£385,000

Guide price

2 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

Golding Road, Eastbourne

## Golding Road, Eastbourne

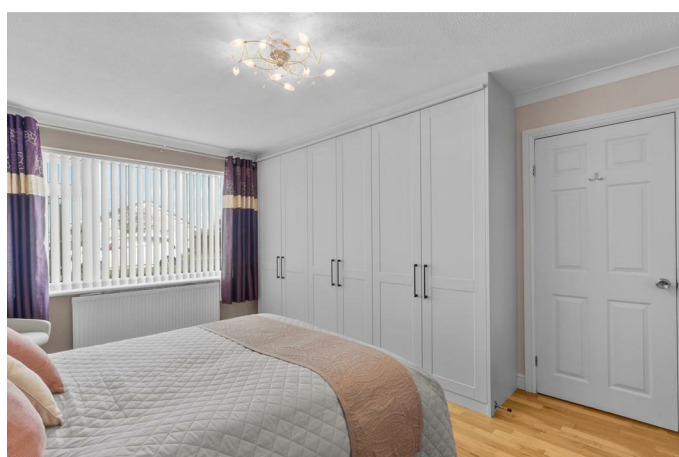
### DESCRIPTION

GUIDE PRICE £385,000 - £395,000 - MUST VIEW PROPERTY - SEE OUR 3D VIRTUAL TOUR - Beautifully Presented - Spacious Accommodation - Superb Sun/Garden Room - Lounge - Kitchen - 2 Double Bedrooms - Mobility Accessible Shower Room/wc - Wood Flooring - Gas c/h & Dbl glz - Easy to Maintain Southerly Garden - Resin Driveway & Off Road Parking - Garage

A beautifully presented 2-bedroomed detached bungalow offering spacious accommodation ideal for comfortable modern living. The welcoming lounge features wood flooring and stylish bifold doors into a superb sun/garden room, which is a wonderful addition to the home and also has matching wood flooring and direct access to the southerly rear garden, creating the perfect space for relaxation or entertaining. The modern fitted kitchen is well appointed with matching units and includes an electric oven, gas hob and extractor, while the property further benefits from two generous double bedrooms, both enhanced by tastefully fitted wardrobes. A mobility accessible shower room/wc adds practicality and convenience and there is also gas fired central heating and double glazing.

Externally, the property has been designed with ease of maintenance in mind. To the front, a smart resin driveway with separate off road parking areas, leads to a garage having an electric door. The nicely landscaped flag stone paved rear garden enjoys a southerly aspect along with a good degree of seclusion, making it an ideal outdoor retreat. NO ONGOING CHAIN.

The property is located in a sought after area and is close for bus services at Priory Road. There is an excellent choice of shopping facilities nearby at Sovereign Harbour, which also has various restaurants and cafes, and The Langney Shopping Centre and Eastbourne town centre is approximately 4 miles. There is access to the seafront from the harbour as well as Pevensy Bay, where there are many countryside walks.



## Golding Road, Eastbourne

Lounge 5.57m x 3.78m (18'3" x 12'4")

Superb Sun/Garden Room 6.04m x 2.50m (19'9" x 8'2")

Kitchen 3.38m x 2.87m (11'1" x 9'4")

Bedroom 1 4.64m x 3.43m (15'2" x 11'3")

Bedroom 2 3.26m x 2.92m (10'8" x 9'6")

Shower Room 2.40m x 1.65m (7'10" x 5'4")

### Outside

The front has recently been laid to resin for ease of maintenance and provides Off Road Parking. The matching Driveway to the side has double gates.

Garage 5.18m x 2.27m (16'11" x 7'5") (approximate internal measurements) having power & light and an electric up-and-over door.

Rear Garden 9.75m in depth (32' in depth) The rear garden has been beautifully designed for ease of maintenance enjoying a lovely southerly aspect with a good degree of seclusion having flag stone paving, raised flower beds with a variety of flowers and shrubs, outside tap.

### Council Tax

The property is in Band D. The amount payable for 2025-2026 is £2,532.49. This information is taken from voa.gov.uk

The L-shaped hallway has wood flooring, digital thermostat, built-in linen cupboard with a radiator and access via a fitted ladder to a part boarded and insulated loft with light, housing a Baxi gas fired combi boiler. In the lounge is an attractive fire

surround with an electric fire and also has wood flooring. There are bifold doors opening through the superb sun/garden room, which has matching flooring enjoys a southerly aspect overlooking the rear garden. There are fitted appliances in the kitchen to include a Hotpoint electric oven, gas hob and extractor. Both double size bedrooms having tastefully fitted wardrobes and the mobility accessible shower room has a low level electric shower, fitted seat, shower screens and a non slip floor.