HUNT FRAME
ESTATE AGENTS

42D The Rising, Eastbourne, BN23 7QW

£350,000

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A VERY WELL PRESNTED, THREE BEDROOM, link detached house located close to local bus routes and Langney Shopping Centre. Comprising a lounge/dining room, modern kitchen and bathroom, ground floor cloakroom, and a re-fitted shower room. Also benefitting from a GARAGE and off road parking.

Double glazed front door to:

Entrance Hall
Radiator, stairs rising to first floor, under stairs cupboard.

Lounge
24'1 x 10'6 (7.34m x 3.20m)
TV point, two radiators, double glazed window to rear, double glazed patio doors leading to rear garden.

Kitchen
12'4 x 7'5 (3.76m x 2.26m)
Re-fitted in a range of modern wall and base mounted cupboards and drawers. Work tops with inset stainless steel sink. Built in double oven and four ring ceramic hob. Spaces for fridge and washing machine, radiator, double glazed window to front, double glazed door to side.

Ground floor cloakroom
Re-fitted in a modern suite comprising low level wc, vanity wash basin with cupboards below, radiator, double glazed window.

First floor landing
Access to loft space, double glazed window to front. Radiator.

Bedroom One
12'2 x 10'2 (3.71m x 3.10m)
Radiator, double glazed window to rear.

Bedroom Two
11'5 x 10'4 (3.48m x 3.15m)
Radiator, double glazed window to rear.

Bedroom Three
8'2 x 7'11 (2.49m x 2.41m)
Radiator, double glazed window to front.

Shower room
In a modern white suite comprising large shower cubicle, pedestal wash basin, low level wc, radiator, double glazed windows to front and side.

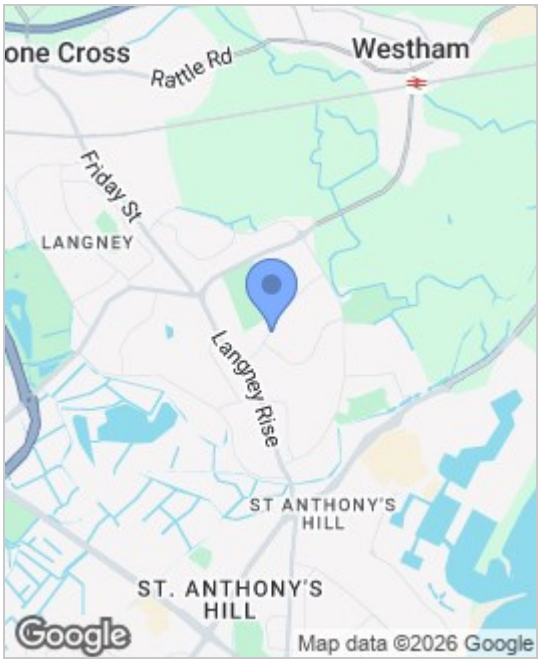
Outside
Front garden - laid to lawn.

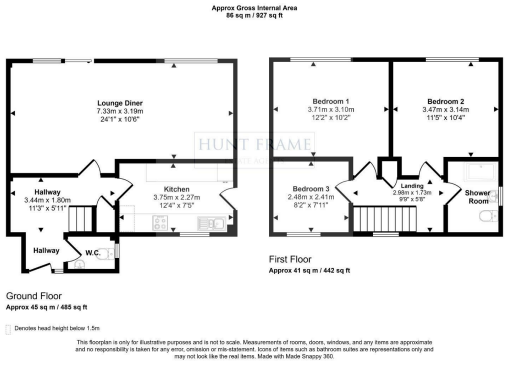
rear garden - laid to lawn with paved patio area, gated side access.

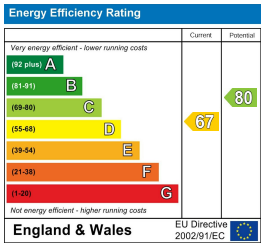
Garage - with up and over door, power and light. Driveway providing off road parking.

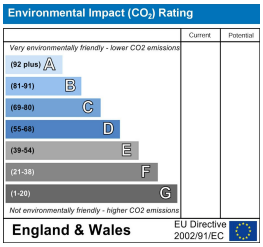
ANTI MONEY LAUNDERING REGULATIONS

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.









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