

HUNT FRAME

ESTATE AGENTS



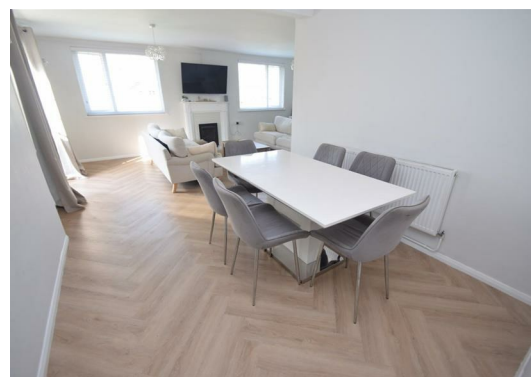
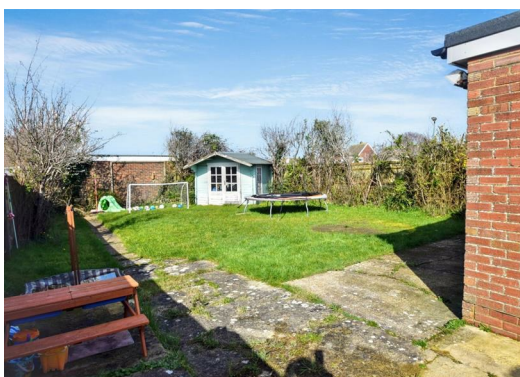
79 Broad Road, Eastbourne, BN20 9QX

£350,000



GUIDE PRICE £350,000 TO £375,000

A SPACIOUS, THREE BEDROOM, DETACHED BUNGALOW, ideally located within the sought after Willingdon area. Comprising an impressive Lunge/dining room, kitchen, master bedroom with EN-SUITE. Also enjoying a westerly aspect rear garden GARAGE and off road parking.



ENTRANCE HALL

Wood effect flooring, radiator, built in cloaks/storage cupboard.

CLOAKROOM/WC

In a modern white suite comprising low level wc, pedestal wash basin, heated chrome towel ladder, double glazed window to front, tiled flooring.

KITCHEN

11 x 6'9 (3.35m x 2.06m)

Fitted in a range of wall and base mounted cupboards and drawers, work tops with inset sink and single drainer unit. Built in eye level double oven and four ring gas hob with extractor hood above. Spaces for dishwasher and fridge, double glazed windows and door leading to:

SIDE LOBBY

With double glazed doors to front and rear of property.

OPEN PLAN LIVING/DINING ROOM

20'3 x 20'5 (max) (6.17m x 6.22m (max))

Wood effect flooring, two radiators, feature fireplace with fitted gas fire, Tv point, triple aspect with double glazed windows to two sides and double glazed French doors to rear garden.

BEDROOM ONE

20'5 x 8'8 (6.22m x 2.64m)

Radiator, double glazed windows to front, archway to:

EN-SUITE

Suite comprising of large shower cubicle, pedestal wash basin, low level wc, heated chrome towel ladder, double glazed window.

BEDROOM TWO

12'6 x 10'6 (3.81m x 3.20m)

Wood effect flooring, radiator, double glazed window to rear.

BEDROOM THREE

9'7 x 8'10 (2.92m x 2.69m)

Wood effect flooring, radiator, double glazed window to side.

FRONT GARDEN

GARAGE

With plumbing for washing machine, power and light, up and over door.

REAR GARDEN

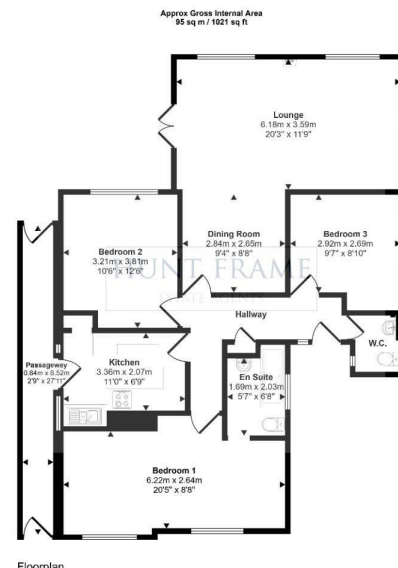
Laid mainly to lawn with patio area, fenced surround.

FRONT GARDEN

Laid as off road parking for two vehicles.

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.



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 Spraggy 260.

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	England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.