

HUNT FRAME

ESTATE AGENTS



18 Boniface Gardens, Eastbourne, BN22 0EG

Price Guide £375,000



NEW HOME - This SEMI-DETACHED HOME has an OPEN PLAN KITCHEN/DINING ROOM with French doors to the garden, the DUAL ASPECT SITTING ROOM also has French doors to the garden. The first floor is just as impressive with TWO DOUBLE BEDROOMS and a THIRD SINGLE BEDROOM/HOME OFFICE, serviced by a FAMILY BATHROOM. Outside are GOOD SIZED GARDENS and OFF ROAD PARKING. Offered with the benefit of a NHBC BUILDMARK WARRANTY.

Situated on the Lower Willingdon/Hampden Park borders, on this recently constructed residential estate, within easy reach of many local amenities which briefly comprising of a main line train station, parks, schools for all ages and Brassey parade which offers numerous shops, restaurants, bus routes etc.



SITTING ROOM

17'8 x 9'11 (5.38m x 3.02m)

KITCHEN/DINER

17'8 x 14'0 (5.38m x 4.27m)

CLOAKROOM

4'8 x 3'4 (1.42m x 1.02m)

BEDROOM 1

11'9 x 10'2 (3.58m x 3.10m)

EN-SUITE

7'0 x 5'4 (2.13m x 1.63m)

BEDROOM 2

11'2 x 10'4 (3.40m x 3.15m)

BEDROOM 3

11'7 x 7'0 (3.53m x 2.13m)

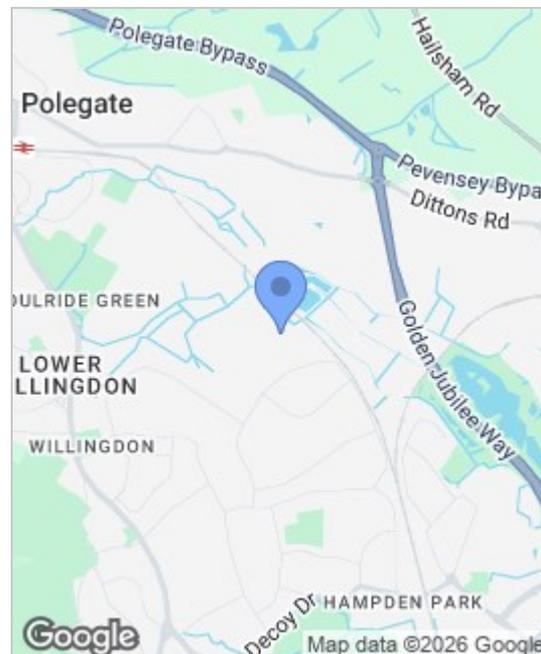
FAMILY BATHROOM

8'3 x 6'5 (2.51m x 1.96m)

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.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(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.