



An excellent example of a two bedroom + two reception detached bungalow in a desirable residential area close to Sovereign Harbour in Eastbourne. This extended property features fitted kitchen, spacious tiled shower room, fitted wardrobes to both double bedrooms, large block paved driveway, garage and a private garden. Located within walking distance of a regular bus service. This well-presented home is equipped with double glazing and a gas central heating system. An excellent all-round bungalow that comes highly recommend by the vendor's sole agent.

Price £375,000
Tenure Freehold



5 Golding Road, Eastbourne, East Sussex, BN23 7AW



Porch

Double glazed door to side and double glazed windows to front and side. Consumer unit.

Hallway

Door to front. Radiator. Loft access with fitted ladder, being part boarded with light.

Lounge - 4.93m x 3.51m (16'2" x 11'6")

Double glazed window to front. Wall lights. Coved ceiling. Radiator. Carpeted.

Dining Area - 3.76m x 2.67m (12'4" x 8'9")

Double glazed window to front. Wall lights. Coved ceiling. Laminate flooring. Radiator. Archway to lounge.

Kitchen - 3.48m x 2.69m (11'5" x 8'10")

Double glazed door and window to side. Fully tiled walls and vinyl flooring. Fully fitted with a range of wall and base units housing integral fridge/freezer and concealed Worcester combi boiler, with space and plumbing for washing machine and dishwasher (included.) Built in eye level double electric oven. Granite effect work surfaces with inset 4 burner gas hob with fitted cooker hood and stainless steel 1 and 1/2 bowl sink and drainer unit.

Bedroom One With Study Area - 6.38m x 2.79m (20'11" x 9'2")

Two double glazed windows to side. Fitted wardrobes, cupboards and shelving. Radiator. Carpet flooring. Coved ceiling.

Bedroom Two - 3.51m x 3.4m (11'6" x 11'2")

Double glazed window to rear. Fitted wardrobes, cupboards and shelving. Radiator. Coved ceiling. Carpet flooring.

Shower Room - 3.38m x 1.63m (11'1" x 5'4")

Double glazed opaque window to side. Fully tiled walls and vinyl flooring. Chrome towel rail and radiator. Inset spotlights. Extractor fan. Modern suite comprising of walk in shower enclosure, wash hand basin and W.C.

OUTSIDE

Front Garden

Lawned garden with rose bushes and gate to rear garden.

Driveway

Block paved driveway providing ample off road parking.

Garage

Single garage with up & over door. Personal door. Power and light.

Rear Garden

Mainly laid to lawn with patio area and paved pathway. Fencing surrounds with mature shrubs. Shed.

Council Tax

Band D with Eastbourne Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENERGY RATING
TBC

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



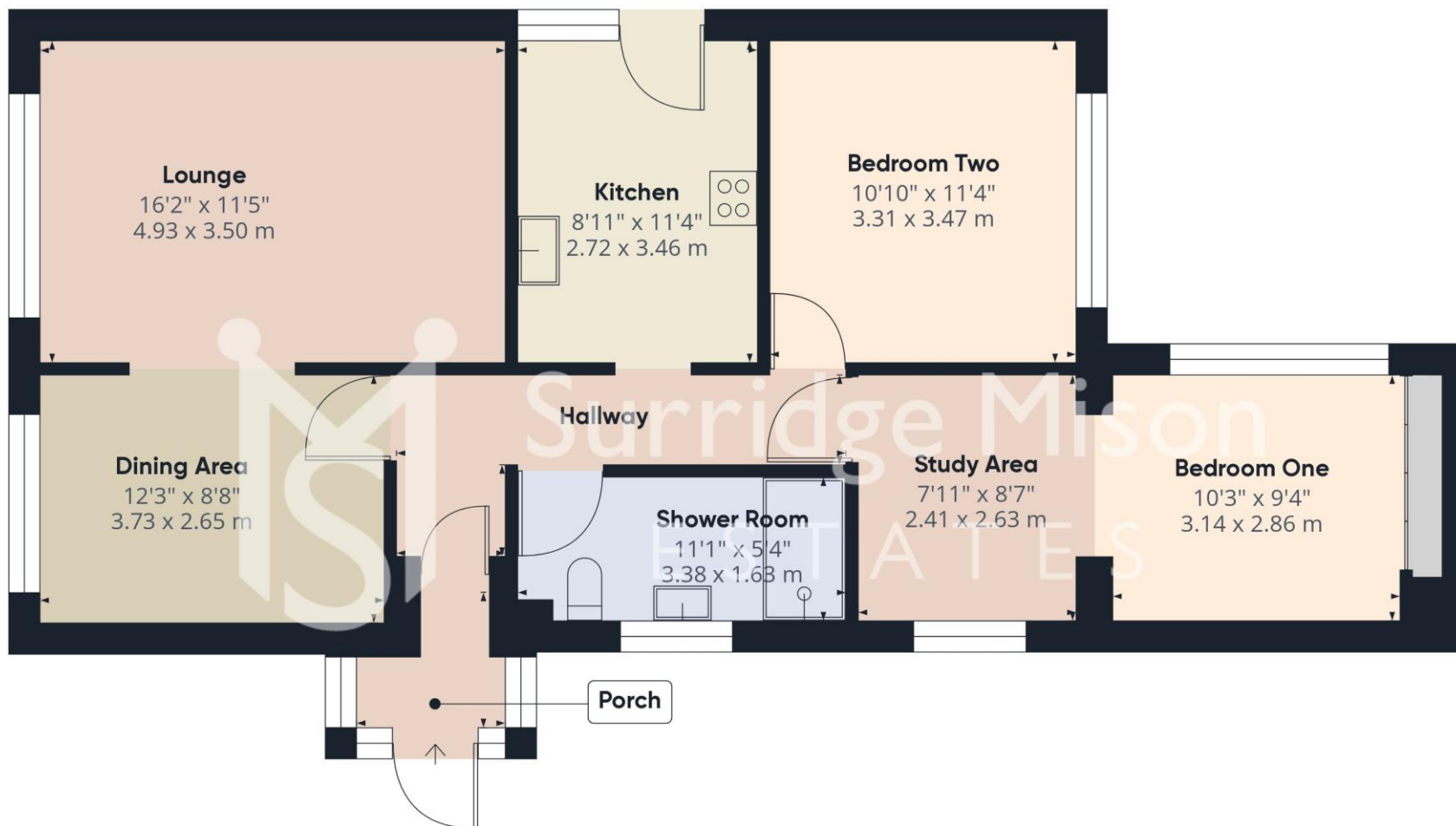
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Approximate total area⁽¹⁾

845.72 ft²
78.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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