



**Fennells Close, Eastbourne BN21 2RJ**



**welcome to**

**Fennells Close, Eastbourne**

Fox & Sons are delighted to offer to the market this well-presented & spacious three bedroom detached bungalow situated in the popular Rodmill location conveniently located close to many local amenities.



### Entrance Hall

Double glazed door to the side aspect. Loft access. Cupboard. Radiator.

### Lounge

21' 1" max x 19' 11" max ( 6.43m max x 6.07m max )  
Double glazed patio doors to the rear aspect. Double glazed window to the side aspect. Radiator. Gas fire place.

### Kitchen

9' 9" max x 8' 6" max ( 2.97m max x 2.59m max )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Radiator. Double glazed window and door to the side aspect.

### Conservatory

Double glazed window to the side and front aspect. Double glazed door to the front and rear aspect. Light and radiators.

### Bedroom 1

11' 1" max x 10' 7" max ( 3.38m max x 3.23m max )  
Double glazed window to the front aspect. Radiator.

### Bedroom 2

9' 10" max x 7' 4" max ( 3.00m max x 2.24m max )  
Double glazed window to the front aspect. Radiator. Built in wardrobes.

### Bedroom 3

11' 2" max x 6' 8" max ( 3.40m max x 2.03m max )  
Double glazed window to the side aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Heated towel rail. Double glazed window to the side aspect.

### Rear Garden

Patio seating area leading to mostly laid to lawn area. Garden shed with electric.

### Garage

Up and over door with power and lighting.

### Parking

Off road parking for vehicles.



Total floor area 98.6 m<sup>2</sup> (1,061 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Fennells Close, Eastbourne

- Detached Bungalow
- Three Bedrooms
- Garage & Off-Road Parking
- Open-Plan Lounge/Dining Room
- Well-Presented Throughout

Tenure: Freehold EPC Rating: C

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN117926 - 0006

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fox & sons



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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