





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.

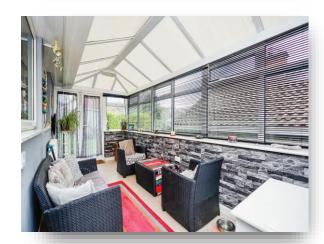












Entrance Hall

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 m² (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.





welcome to

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

view this property online fox-and-sons.co.uk/Property/EBN117926



Property Ref: EBN117926 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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