



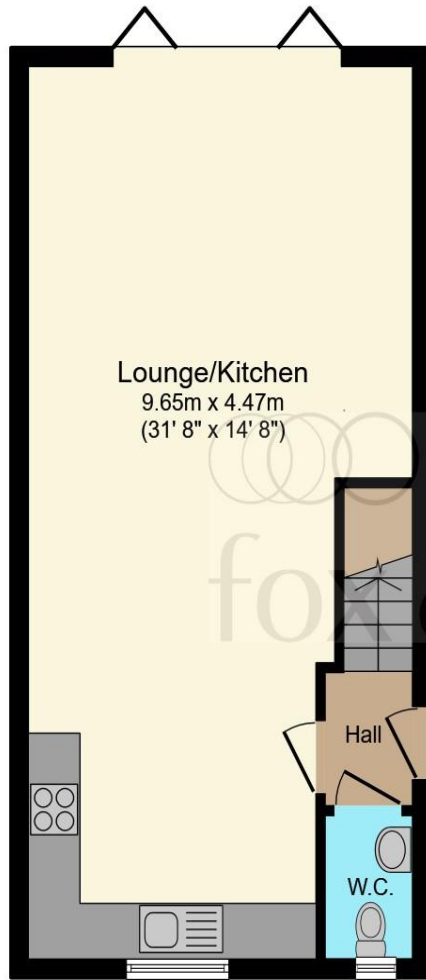
**Finchley Place, Eastbourne BN23 7FB**

**welcome to**

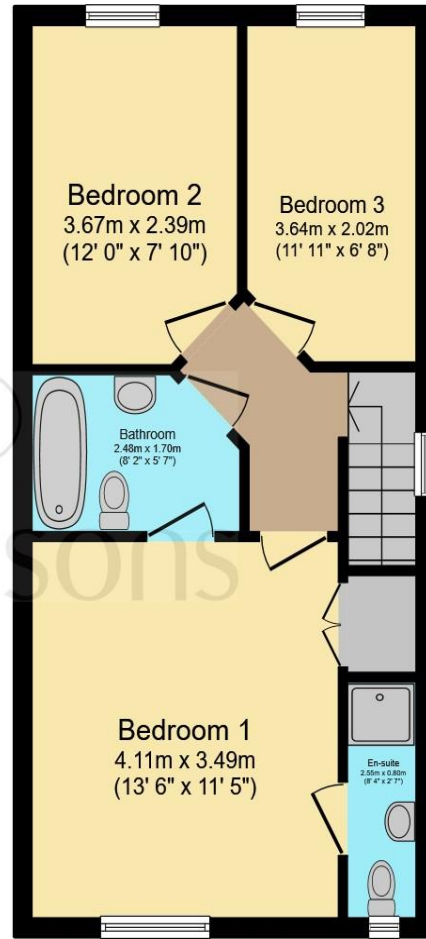
## **Finchley Place, Eastbourne**

Fox & Sons are delighted to bring to the market this immaculately presented three bedroom detached house conveniently located within walking distance to Langney's shopping centre with an array of shopping facilities and amenities, bus routes and only being a short drive to Eastbourne's picturesque seafront. The property benefits from being within a gated community and the development itself is less than two years old. The property comprises of an open plan kitchen/ lounge, downstairs wc, three bedrooms, bathroom and en suite to the master bedroom. Further features include off road parking for two vehicles and front and rear gardens.





**Ground Floor**



**First Floor**

Total floor area 86.0 sq.m. (926 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.

**Entrance Hall**

**Wc**

**Open Plan Kitchen/ Lounge**

31' 8" x 14' 8" ( 9.65m x 4.47m )

**First Floor Landing**

**Bedroom One**

13' 6" x 11' 5" ( 4.11m x 3.48m )

**En Suite**

8' 4" x 2' 7" ( 2.54m x 0.79m )

**Bedroom Two**

12' x 7' 10" ( 3.66m x 2.39m )

**Bedroom Three**

11' 11" x 6' 8" ( 3.63m x 2.03m )

**Bathroom**

8' 2" x 5' 7" ( 2.49m x 1.70m )

**Outside**

**Rear Garden**

**Front Garden**

**Off Road Parking**

welcome to

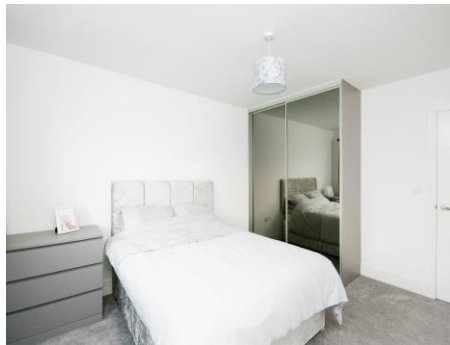
## Finchley Place, Eastbourne

- DETACHED HOUSE
- THREE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN/ LOUNGE
- OFF ROAD PARKING
- FRONT & REAR GARDENS
- WALKING DISTANCE TO SHOPS

Tenure: Freehold EPC Rating: B

offers over

**£350,000**



**view this property online** [fox-and-sons.co.uk/Property/LGL109916](https://fox-and-sons.co.uk/Property/LGL109916)

Please note the marker reflects the postcode not the actual property



Property Ref:  
LGL109916 - 0007

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.

  
fox & sons



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