



Fleming Close, Eastbourne BN23 7AF

welcome to

Fleming Close, Eastbourne

**** GUIDE PRICE**** £340,000 - £350,000**Fox & Sons offer to the market this wonderful two bedroom detached bungalow comprising a spacious lounge/dining room, kitchen, shower room, off road parking and a garage. Viewing comes highly recommended to fully appreciate this fantastic property!



Entrance Hall

Kitchen

11' 1" x 9' 5" (3.38m x 2.87m)

Lounge/dining Room

18' 4" x 12' 6" (5.59m x 3.81m)

Bedroom One

15' 2" x 11' 3" (4.62m x 3.43m)

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Lounge/dining Room

18' 4" x 12' 6" (5.59m x 3.81m)

Shower Room

7' 10" x 5' 4" (2.39m x 1.63m)

Outside

Rear Garden

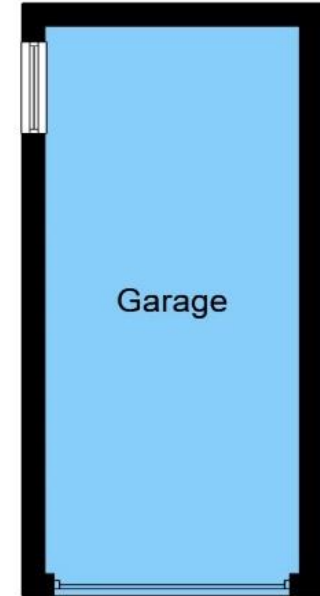
Front Garden

Off Road Parking

Garage



Floor Plan



Garage

Total floor area 81.8 sq.m. (880 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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Fleming Close, Eastbourne

- ** GUIDE PRICE*** £340,000 - £350,000***DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- SHOWER ROOM
- WELL PRESENTED FRONT & REAR GARDENS
- OFF ROAD PARKING & A GARAGE
- DESIRABLE LOCATION - CLOSE TO SHOPS, RESTAURANTS & EASTBOURNE'S SEAFRONT

Tenure: Freehold EPC Rating: D

guide price

£340,000-£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL110205 - 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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