



Pentland Close, Eastbourne BN23 8AW

welcome to

Pentland Close, Eastbourne

Fox & Sons bring to the market the exciting opportunity to acquire this modern three bedroom detached house located within the ever popular Pennine Estate. The property itself comprises three good sized bedrooms, en suite to the master, downstairs wc, family bathroom, brand new kitchen with integrated appliances and a spacious lounge with dining area and double doors leading to the rear garden. Further features include newly fitted carpets throughout, brand new combi boiler, newly fitted windows and doors, immaculately presented rear garden with a large patio seating area, and towards the front aspect is a driveway and a garage, with an electric roller door. Viewing comes highly recommended to fully appreciate this wonderful home!



Entrance Hall

Downstairs Wc

Kitchen

11' 5" x 7' 3" (3.48m x 2.21m)

Lounge

18' 3" x 14' 6" (5.56m x 4.42m)

First Floor Landing

Bedroom One

10' 7" x 10' 1" (3.23m x 3.07m)

En Suite

7' 4" x 5' 3" (2.24m x 1.60m)

Bedroom Two

12' 7" x 10' 1" (3.84m x 3.07m)

Bedroom Three

9' 1" x 7' 11" (2.77m x 2.41m)

Bathroom

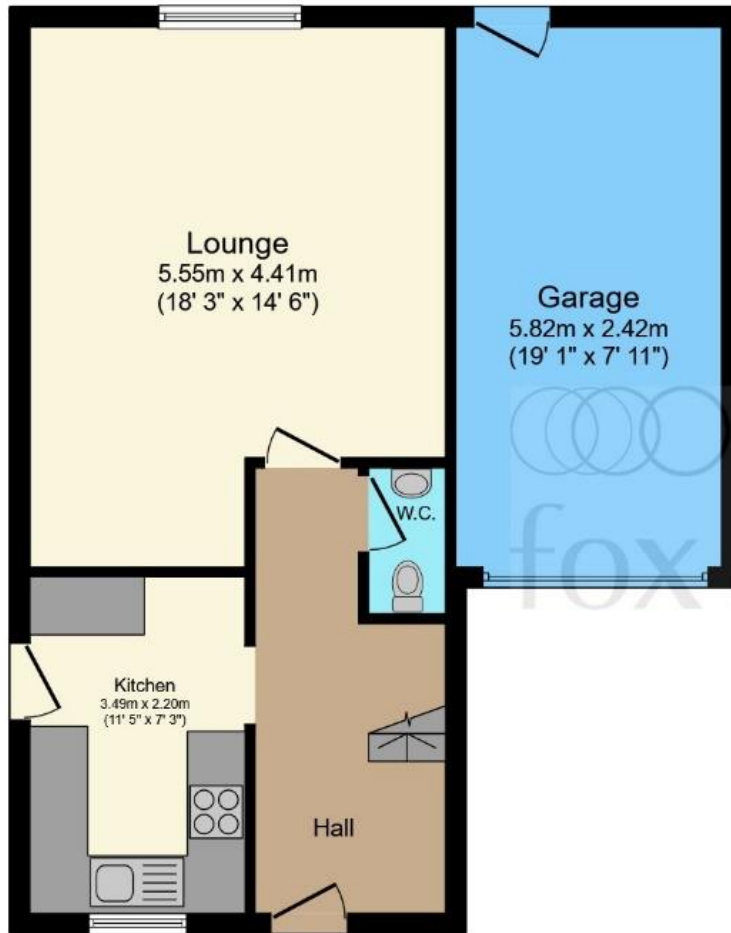
9' 8" x 7' 4" (2.95m x 2.24m)

Outside

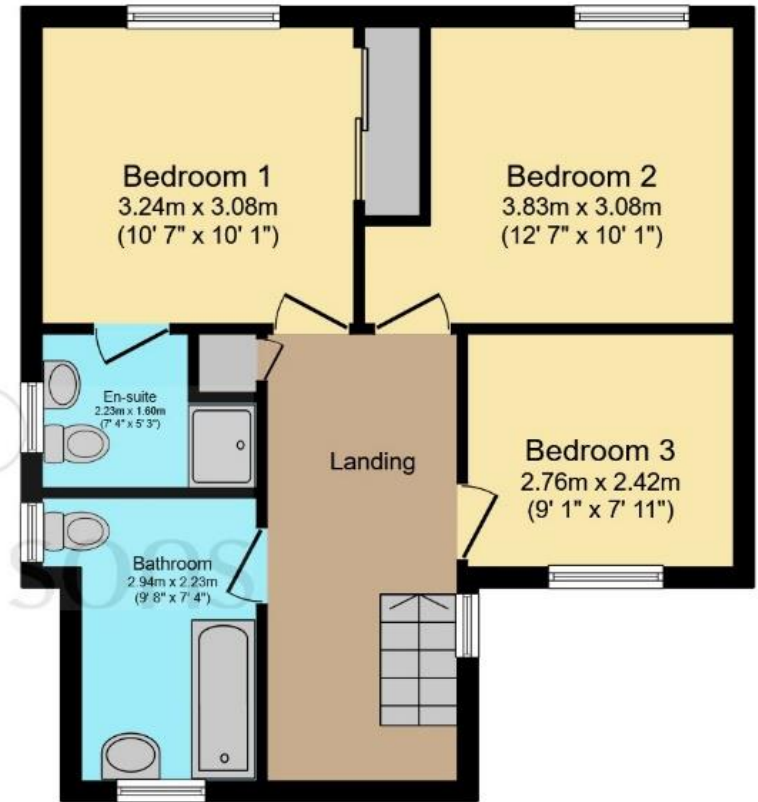
Rear Garden

Off Road Parking

Garage



Ground Floor



First Floor

Total floor area 104.3 m² (1,123 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.



view this property online fox-and-sons.co.uk/Property/LGL110523



welcome to

Pentland Close, Eastbourne

- ***GUIDE PRICE £385,000-£410,000***
- THREE BEDROOM DETACHED HOUSE
- KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LOUNGE WITH DINING AREA
- EN SUITE TO MASTER BEDROOM
- DOWNSTAIRS WC
- REAR GARDEN WITH PATIO SEATING AREA
- OFF ROAD PARKING AND A GARAGE

Tenure: Freehold EPC Rating: D

guide price

£385,000-£410,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL110523



Property Ref:
LGL110523 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk