



Jay Close, Eastbourne BN23 7RW

welcome to

Jay Close, Eastbourne

Fox & Sons are excited to offer to the market the fantastic opportunity to acquire this well presented two bedroom semi-detached bungalow located in the ever popular Birds Estate of Langney. The property is within close proximity to local shopping facilities, amenities, cafes and only a short drive away to Eastbourne's seafront and Sovereign Harbour. In brief the property comprises two double bedrooms, bathroom, kitchen, and a spacious lounge with dining area, and double doors leading out to the rear garden. Features include a rear garden with a patio seating area and an outhouse fitted with electrics making the perfect space to relax or work from home. Towards the front aspect comprises a driveway with space for multiple vehicles and a garage, viewing comes highly recommended to fully appreciate this wonderful home!



Porch

Entrance Hall

Bedroom One

14' 2" x 11' 9" (4.32m x 3.58m)

Bedroom Two

10' 7" x 8' 6" (3.23m x 2.59m)

Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)

Kitchen

10' 6" x 8' 9" (3.20m x 2.67m)

Lounge

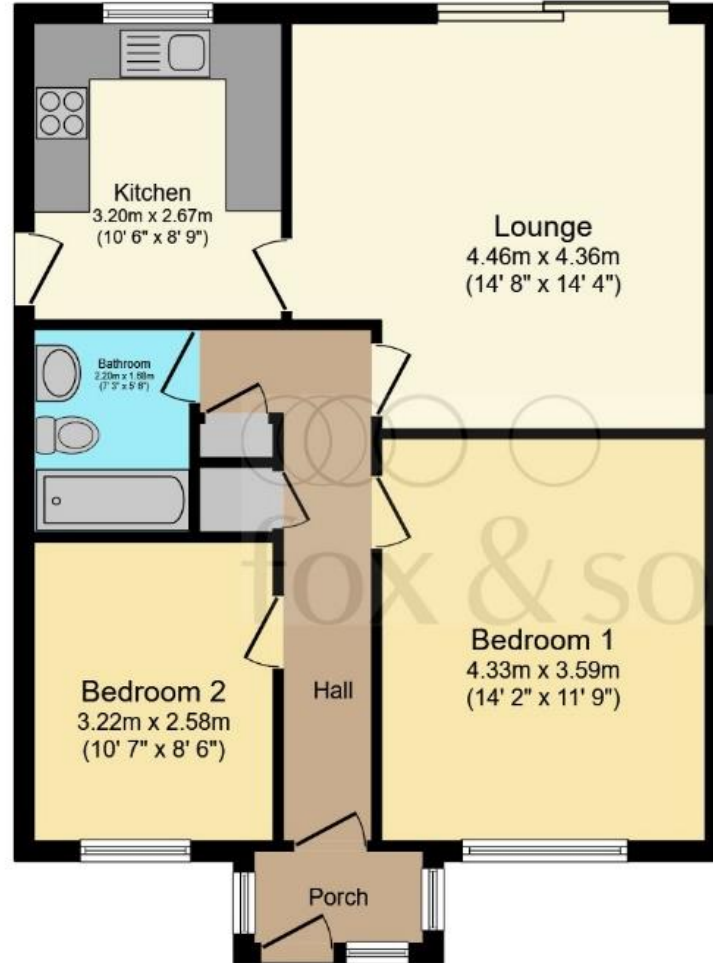
14' 8" x 14' 4" (4.47m x 4.37m)

Outside

Rear Garden

Driveway

Garage



Floor Plan

Garage

Total floor area 75.6 m² (813 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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Jay Close, Eastbourne

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE WITH SPACE FOR DINING
- SEPARATE KITCHEN
- WELL PRESENTED REAR GARDEN
- OUTHOUSE FITTED WITH ELECTRICS
- DRIVEWAY PARKING & GARAGE

Tenure: Freehold EPC Rating: C

guide price

£330,000-£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL110549 - 0003

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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fox & sons



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk