



**Santa Cruz Drive, Eastbourne BN23 5TA**



**welcome to**

**Santa Cruz Drive, Eastbourne**

Fox & Sons are delighted to bring to the market this fantastic opportunity to acquire this one bedroom town house located in the desirable area of Eastbourne's Sovereign Harbour. The property is currently a one bedroom after the current seller removed some internal walls but these can be easily reinstated to make this back into a three bedroom. The property itself comprises one double bedroom with en suite, downstairs wc, dining room, kitchen, bathroom and a spacious lounge with balcony overlooking the harbour. Further features include a garden to the rear aspect, off road parking and a garage. Viewing comes highly recommended.



**Entrance Hall**

**Downstairs Wc**

**Dining Room**

10' 2" x 10' 1" ( 3.10m x 3.07m )

**Kitchen**

9' 11" x 9' 9" ( 3.02m x 2.97m )

**First Floor Landing**

**Lounge**

20' 2" x 17' ( 6.15m x 5.18m )

**Balcony**

**Second Floor Landing**

**Bedroom**

20' 1" x 10' 4" ( 6.12m x 3.15m )

**En Suite**

5' 4" x 4' 10" ( 1.63m x 1.47m )

**Bathroom**

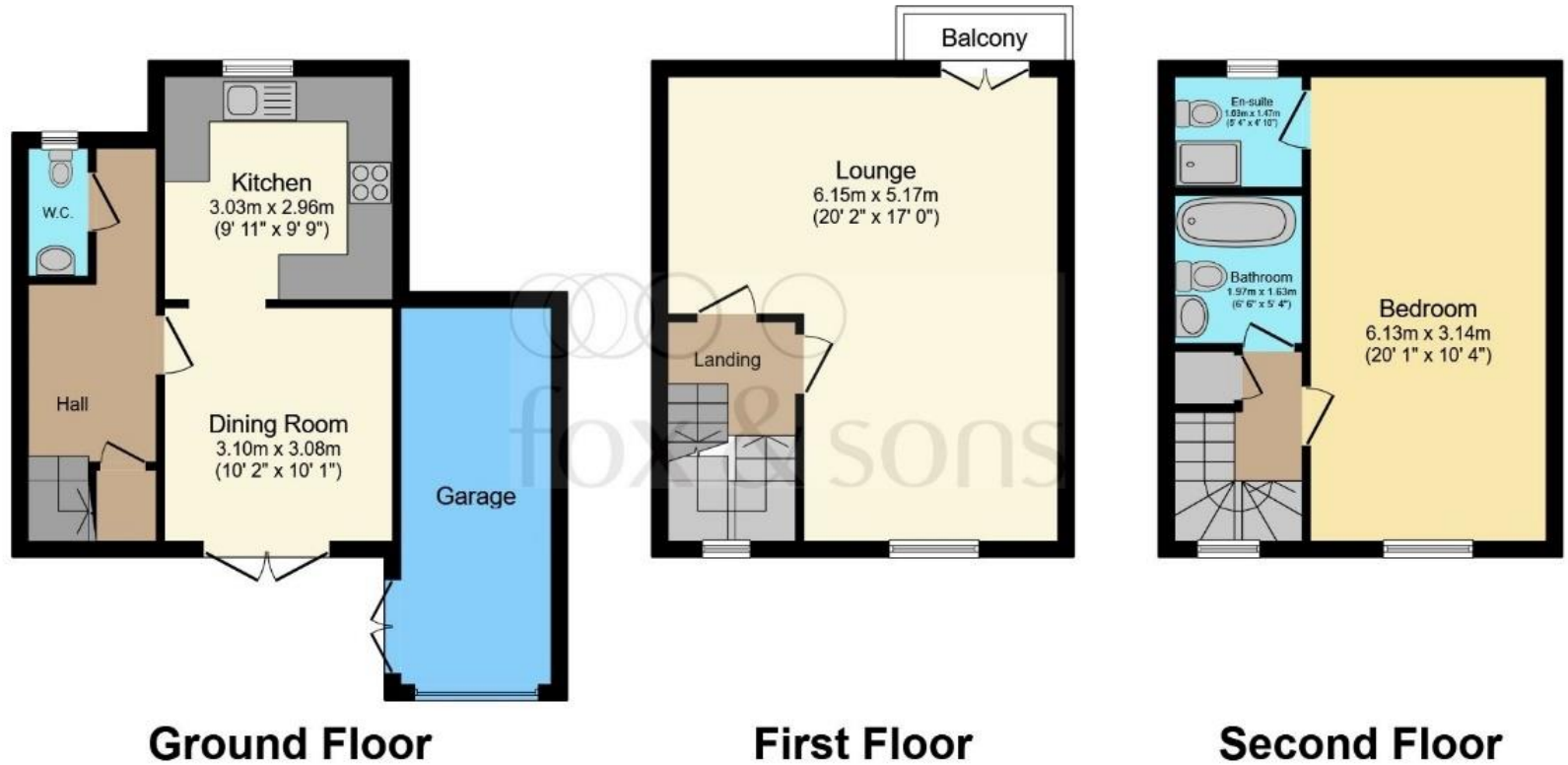
6' 6" x 5' 4" ( 1.98m x 1.63m )

**Outside**

**Rear Garden**

**Off Road Parking**

**Garage**



Total floor area 100.6 m<sup>2</sup> (1,082 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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welcome to

## Santa Cruz Drive, Eastbourne

- TOWN HOUSE
- KITCHEN & DINING ROOM
- EN SUITE TO MASTER
- LOUNGE WITH BALCONY
- DESIRABLE HARBOUR LOCATION
- OFF ROAD PARKING & GARAGE

Tenure: Freehold EPC Rating: D

# £360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110006 - 0003

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fox & sons



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