



**Shalfleet Close, Eastbourne BN23 8DU**



**welcome to**

## **Shalfleet Close, Eastbourne**

Fox & Sons bring to the market this exciting opportunity to acquire this well presented three bedroom end terraced house located in the popular Langney area of Eastbourne, being within close distance to local shopping facilities and amenities. The property itself boasts spacious living accommodation throughout comprising three bedrooms, each with built in wardrobes, downstairs wc, kitchen/ diner, lounge and conservatory overlooking the rear garden, and a family bathroom. Further features include the property being set back from the road, well maintained front and rear gardens with established flower borders, off road parking, second designated parking space within an off road car park, and is being sold chain free! Viewing comes highly recommended to fully appreciate this wonderful home!



**Porch**

**Entrance Hall**

**Downstairs Wc**

**Kitchen**

12' 10" x 10' 10" ( 3.91m x 3.30m )

**Lounge**

17' 8" x 11' 6" ( 5.38m x 3.51m )

**Conservatory**

15' 11" x 9' 5" ( 4.85m x 2.87m )

**First Floor Landing**

**Bedroom One**

12' 4" x 11' 4" ( 3.76m x 3.45m )

**Bedroom Two**

12' 4" x 10' 5" ( 3.76m x 3.17m )

**Bedroom Three**

8' 2" x 7' 2" ( 2.49m x 2.18m )

**Bathroom**

7' x 6' 3" ( 2.13m x 1.91m )

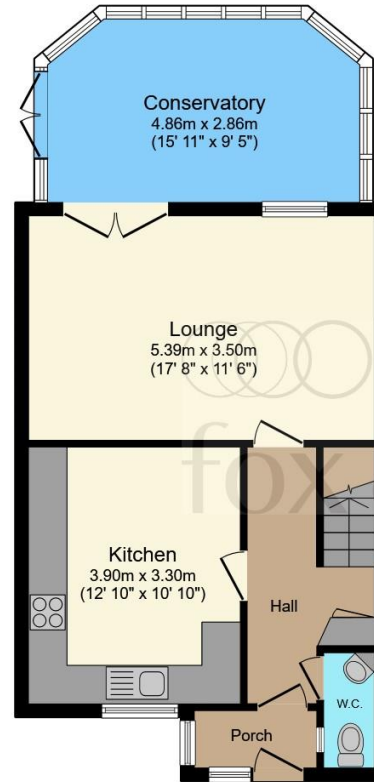
**Outside**

**Rear Garden**

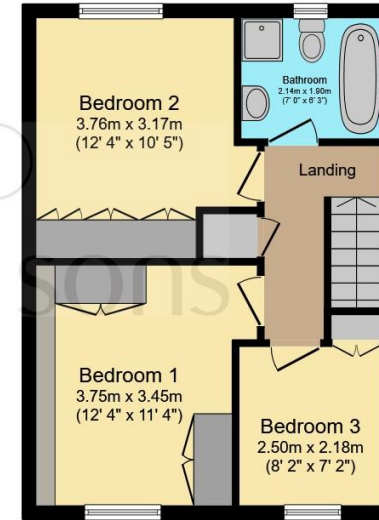
**Front Garden**

**Off Road Parking**

**2nd Designated Parking Space**



**Ground Floor**



**First Floor**

Total floor area 99.0 m<sup>2</sup> (1,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Shalfleet Close, Eastbourne

- THREE BEDROOM END TERRACED HOUSE
- ALL BEDROOMS WITH BUILT IN WARDROBES
- SPACIOUS LIVING ACCOMMODATION
- KITCHEN/ DINER
- CONSERVATORY
- DOWNSTAIRS WC
- CHAIN FREE
- OFF ROAD PARKING & SECOND DESIGNATED PARKING SPACE IN OFF ROAD CAR PARK

Tenure: Freehold EPC Rating: C

guide price

**£285,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110641 - 0004

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