



**Priory Orchard, Eastbourne BN23 7BU**

**welcome to**

## **Priory Orchard, Eastbourne**

Fox & Sons are delighted to offer to the market this well presented two bedroom mid terraced house located in the Langney Rise area of Eastbourne being within close proximity to local shopping facilities and amenities, and Eastbourne's popular seafront and Sovereign Harbour. The property itself comprises two double bedrooms, bedroom two with fitted wardrobes, a modern fitted bathroom, and on the ground floor is a downstairs wc, kitchen and lounge with double doors overlooking the rear garden. A further benefit includes allocated parking to the rear and the property being offered to the market chain free! An early inspection comes highly recommended!



**Porch**

**Downstairs Wc**

**Kitchen**

11' 1" x 6' 9" ( 3.38m x 2.06m )

**Lounge**

13' 7" x 12' 8" ( 4.14m x 3.86m )

**First Floor Landing**

**Bedroom One**

13' 7" x 8' 6" ( 4.14m x 2.59m )

**Bedroom Two**

13' 8" x 8' 3" ( 4.17m x 2.51m )

**Bathroom**

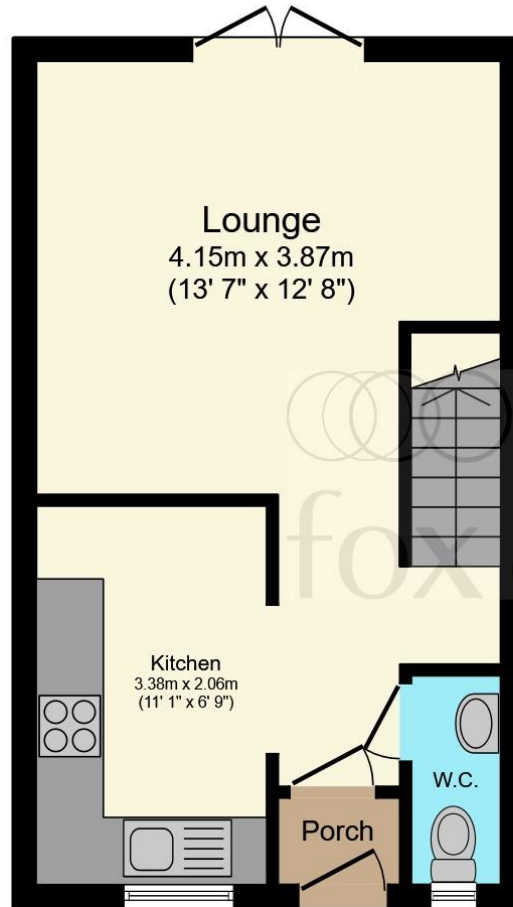
6' 9" x 6' 9" ( 2.06m x 2.06m )

**Outside**

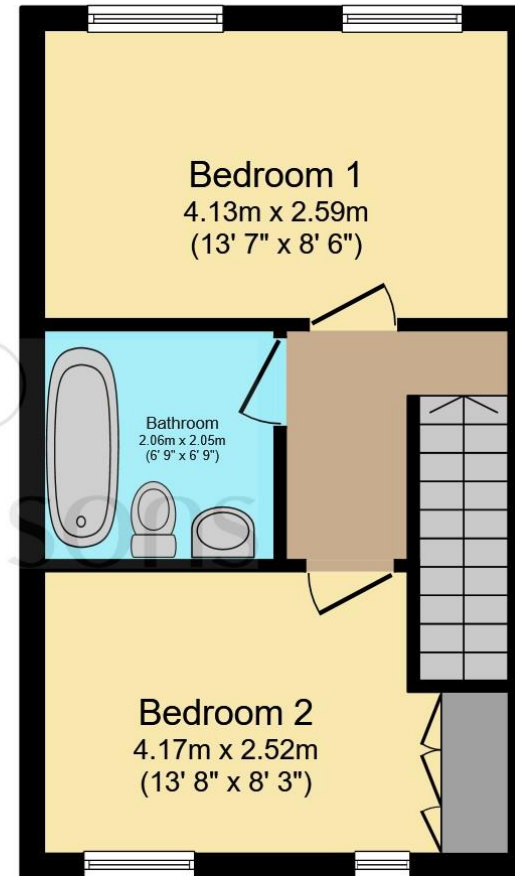
**Rear Garden**

**Front Garden**

**Allocated Parking**



**Ground Floor**



**First Floor**

Total floor area 61.0 m<sup>2</sup> (657 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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welcome to

## Priory Orchard, Eastbourne

- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- BEDROOM TWO WITH FITTED WARDROBES
- MODERN FITTED BATHROOM
- DOWNSTAIRS WC
- LOUNGE WITH DOUBLE DOORS ONTO REAR GARDEN
- ALLOCATED PARKING
- CHAIN FREE!

Tenure: Freehold EPC Rating: Awaited

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110881 - 0002

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