



**Tolkien Road, Eastbourne BN23 7AL**



**welcome to**

**Tolkien Road, Eastbourne**

Fox & Sons are delighted to bring to the market this wonderful three bedroom detached bungalow located in a popular area of Langney being within close proximity to local shopping facilities and amenities and transport routes. The property itself comprises three double bedrooms, shower room, separate wc, kitchen with plenty of storage space and room for utilities, and lounge with feature fireplace. Further benefits include a beautifully presented rear garden with a paved seating area and side and garage access, and towards the front aspect is off road parking for multiple vehicles. An early inspection comes highly recommended!



**Entrance Hall**

**Downstairs Wc**

**Shower Room**

5' 5" x 5' 5" ( 1.65m x 1.65m )

**Bedroom One**

11' 7" x 10' 11" ( 3.53m x 3.33m )

**Bedroom Two**

11' 11" x 8' 8" ( 3.63m x 2.64m )

**Bedroom Three**

10' 11" x 8' 8" ( 3.33m x 2.64m )

**Lounge**

16' 3" x 11' 6" ( 4.95m x 3.51m )

**Kitchen**

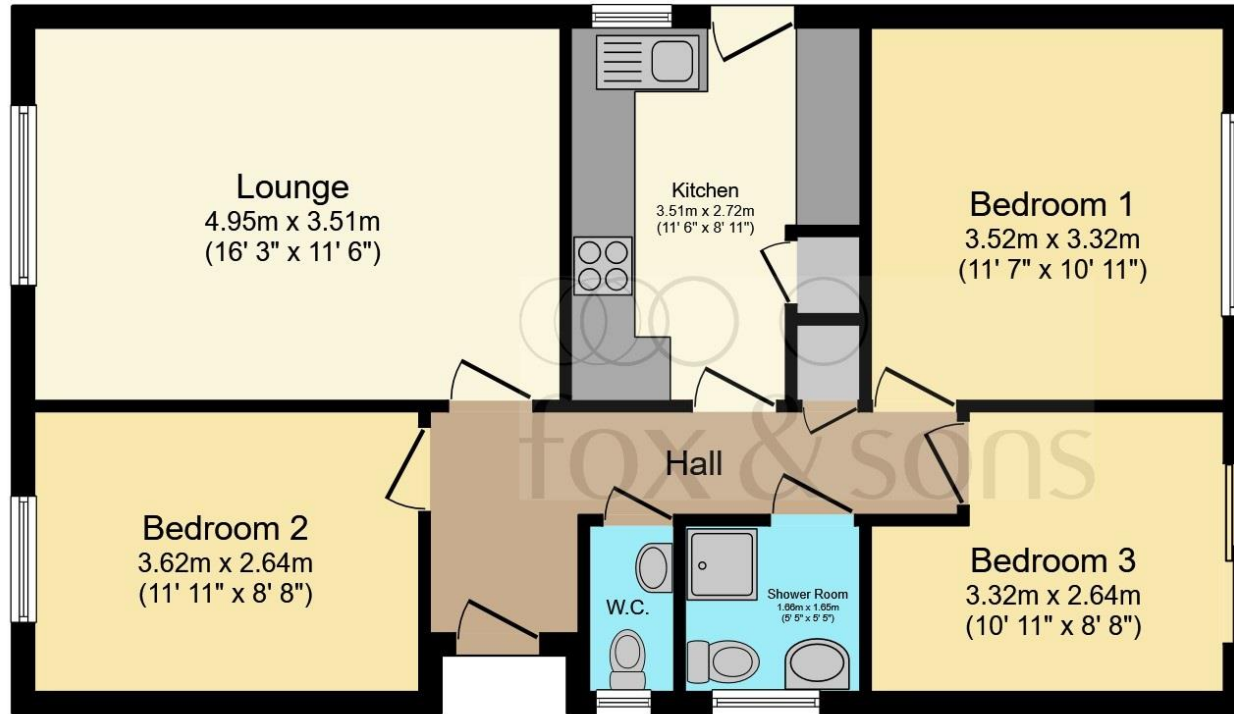
11' 6" x 8' 11" ( 3.51m x 2.72m )

**Outside**

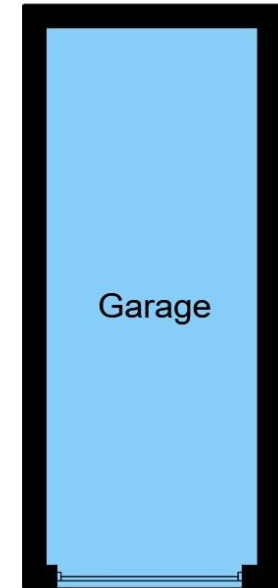
**Rear Garden**

**Garage**

**Driveway**



**Floor Plan**



**Garage**

Total floor area 79.2 m<sup>2</sup> (852 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

## Tolkien Road, Eastbourne

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- SHOWER ROOM & SEPARATE WC
- LOUNGE WITH FEATURE FIREPLACE
- BEAUTIFULLY PRESENTED REAR GARDEN WITH PAVED & LAWN AREAS
- OFF ROAD PARKING & GARAGE
- SIDE ACCESS & OUTSIDE TAP
- CLOSE TO LOCAL SHOPS & TRANSPORT ROUTES

Tenure: Freehold EPC Rating: D

guide price

**£340,000-£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110926 - 0003

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fox & sons



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