



**Constable Road, Eastbourne BN23 7NN**



welcome to

## Constable Road, Eastbourne

Fox & Sons are delighted to bring to market this three bedroom mid terrace house located in a popular area of Langney being within close distance to Langney Shopping Centre providing an array of local shopping facilities and amenities, and local transport routes with links to Eastbourne's popular seafront and town centre. The property itself comprises three bedrooms, two double bedrooms and one single, bathroom, downstairs wc, kitchen, and a spacious lounge/ dining room with a door leading out to the rear garden. The rear garden provides the perfect outdoor living space comprising patio and decked seating areas and an area laid to lawn. A further feature to the property includes a garage in block.



**Entrance Hall**

**Downstairs Wc**

**Kitchen**

10' 11" x 9' 7" ( 3.33m x 2.92m )

**Lounge**

16' x 14' 8" ( 4.88m x 4.47m )

**First Floor Landing**

**Bedroom One**

11' 9" x 9' 9" ( 3.58m x 2.97m )

**Bedroom Two**

10' 8" x 9' ( 3.25m x 2.74m )

**Bedroom Three**

10' 8" x 6' 9" ( 3.25m x 2.06m )

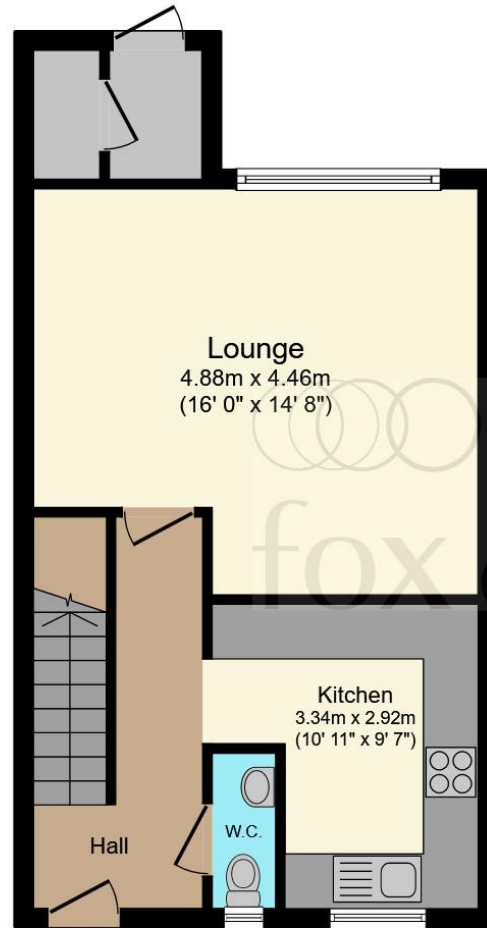
**Bathroom**

8' 4" x 5' 10" ( 2.54m x 1.78m )

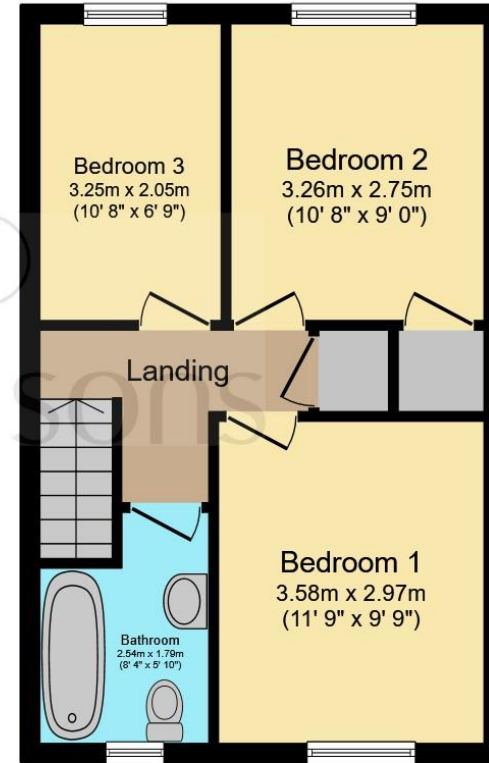
**Outside**

**Rear Garden**

**Garage**



**Ground Floor**



**First Floor**

Total floor area 79.9 m<sup>2</sup> (860 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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## Constable Road, Eastbourne

- THREE BEDROOM TERRACED HOUSE
- DOWNSTAIRS WC
- LOUNGE/ DINING ROOM
- REAR GARDEN WITH PATIO & DECKED SEATING AREAS
- CLOSE TO LANGNEY SHOPPING CENTRE & TRANSPORT ROUTES
- WELL PRESENTED THROUGHOUT
- GARAGE IN BLOCK

Tenure: Freehold EPC Rating: C

guide price

**£275,000-£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110774 - 0004

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