



**Finchley Place, Eastbourne BN23 7FB**

**welcome to**

## **Finchley Place, Eastbourne**

Fox & Sons are delighted to bring to the market this immaculately presented three bedroom detached house conveniently located within walking distance to Langney's shopping centre with an array of shopping facilities and amenities, bus routes and only being a short drive to Eastbourne's picturesque seafront. The property benefits from being within a gated community and the development itself is around three years old. The property comprises of an open plan kitchen/ lounge, downstairs wc, three bedrooms, bathroom and en suite to the master bedroom. Further features include off road parking for two vehicles and front and rear gardens. Viewing comes highly recommended!



## Entrance Hall

## Downstairs Wc

## Kitchen/ Lounge

31' 8" x 14' 8" ( 9.65m x 4.47m )

## First Floor Landing

## Bedroom One

13' 6" x 11' 5" ( 4.11m x 3.48m )

## En Suite

## Bedroom Two

12' x 7' 10" ( 3.66m x 2.39m )

## Bedroom Three

11' 11" x 6' 8" ( 3.63m x 2.03m )

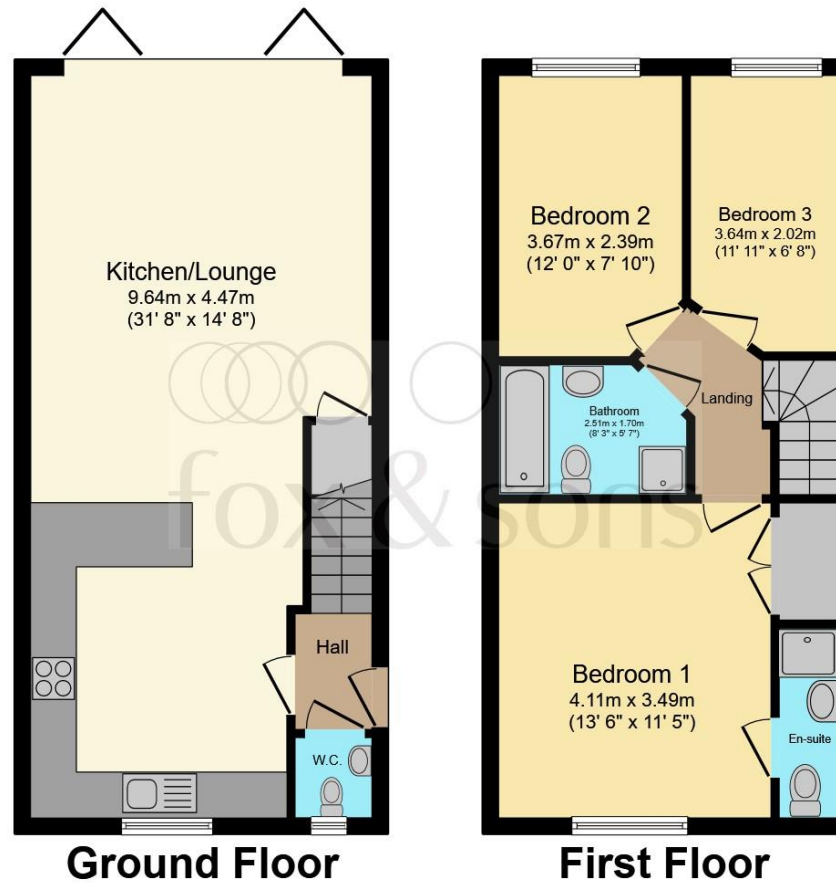
## Bathroom

8' 3" x 5' 7" ( 2.51m x 1.70m )

## Outside

## Rear Garden

## Allocated Parking



Total floor area 86.4 m<sup>2</sup> (929 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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## Finchley Place, Eastbourne

- BEAUTIFUL DETACHED HOUSE
- THREE GOOD SIZED BEDROOMS
- EN SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN/ LOUNGE
- OFF ROAD PARKING
- WELL PRESENTED FRONT & REAR GARDENS
- WALKING DISTANCE TO SHOPS
- VALID NHBC BUILD WARRANTY

Tenure: Freehold EPC Rating: B

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110879 - 0003

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