



**Langney Green, Eastbourne BN23 6HY**



**welcome to**

## **Langney Green, Eastbourne**

Fox & Sons are delighted to market this stunning three bedroom semi detached bungalow located within a popular Langney area of Eastbourne being within close proximity to local shopping facilities and amenities, and Eastbourne's ever popular seafront. The property itself boasts modern and spacious living accommodation throughout that has been extensively refurbished to an immaculate standard, and comprises three good sized bedrooms, master bedroom with en suite, bathroom, utility room and a 22 ft open plan kitchen/ lounge with large island and double doors opening onto the rear garden. Further features include a beautifully landscaped rear garden with multiple seating areas and water feature and towards the front aspect provides a driveway for multiple vehicles, and storage space in the converted garage. An early inspection comes highly recommended to fully appreciate this wonderful family home!



## Entrance

## Kitchen/ Lounge

22' 6" x 18' 5" ( 6.86m x 5.61m )

## Utility Room

6' 8" x 4' 11" ( 2.03m x 1.50m )

## Bedroom One

23' 5" x 9' 11" ( 7.14m x 3.02m )

## En Suite

6' 8" x 5' 2" ( 2.03m x 1.57m )

## Bedroom Two

15' 10" x 8' 11" ( 4.83m x 2.72m )

## Bedroom Three

10' x 9' 10" ( 3.05m x 3.00m )

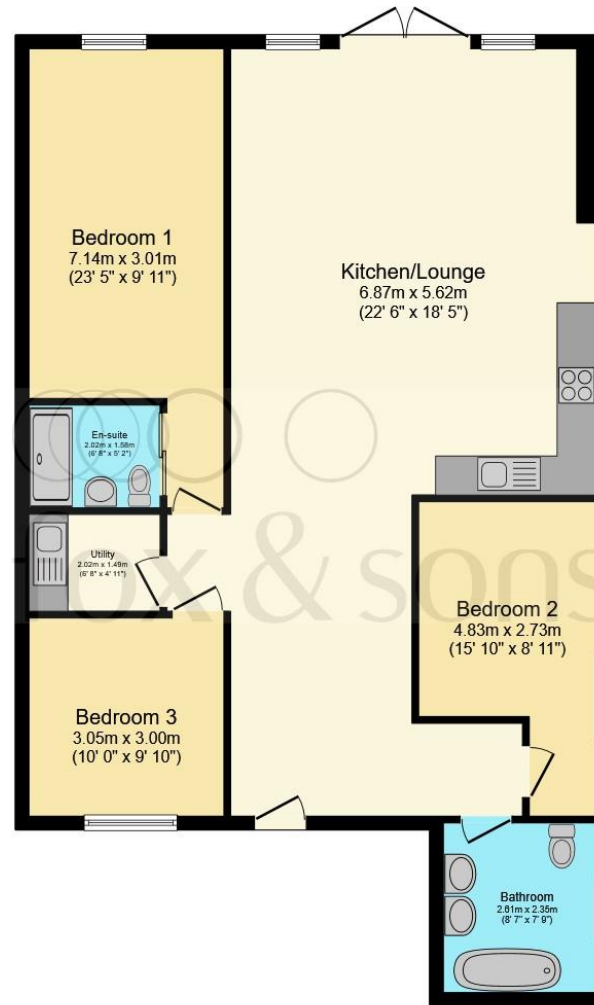
## Bathroom

8' 7" x 7' 9" ( 2.62m x 2.36m )

## Outside

## Rear Garden

## Driveway



Total floor area 109.2 m<sup>2</sup> (1,176 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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## Langney Green, Eastbourne

- STUNNING SEMI DETACHED BUNGALOW
- THREE GOOD SIZED BEDROOMS
- FINISHED TO A HIGH STANDARD THROUGHOUT
- UTILITY ROOM
- OPEN PLAN KITCHEN/ LOUNGE WITH DOUBLE DOORS TO REAR GARDEN
- MODERN BATHROOM & EN SUITE TO MASTER
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH WATER FEATURE
- DRIVEWAY FOR MULTIPLE VEHICLES & STORAGE SPACE IN CONVERTED GARAGE

Tenure: Freehold EPC Rating: E

fixed price

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL109921 - 0005

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fox & sons



**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)