



**Priory Orchard Terrace, Langney Rise, Eastbourne BN23 7AS**



**welcome to**

**Priory Orchard Terrace, Langney Rise, Eastbourne**

Fox & Sons are delighted to bring to the market this two bedroom end terraced house located off Langney Rise, Eastbourne. The property is conveniently located close by to local shopping facilities, amenities, transport routes, and is only a short drive to Eastbourne's ever popular seafront. The property itself comprises two bedrooms, family bathroom, and a separate lounge and kitchen. Further features include front and rear gardens, and the property being sold chain free! Viewing comes highly recommended to fully appreciate the opportunity and potential of this home!



**Porch**

**Entrance Hall**

**Lounge**

13' x 11' 10" ( 3.96m x 3.61m )

**Kitchen**

11' 6" x 11' ( 3.51m x 3.35m )

**First Floor Landing**

**Bedroom One**

14' 9" x 13' ( 4.50m x 3.96m )

**Bedroom Two**

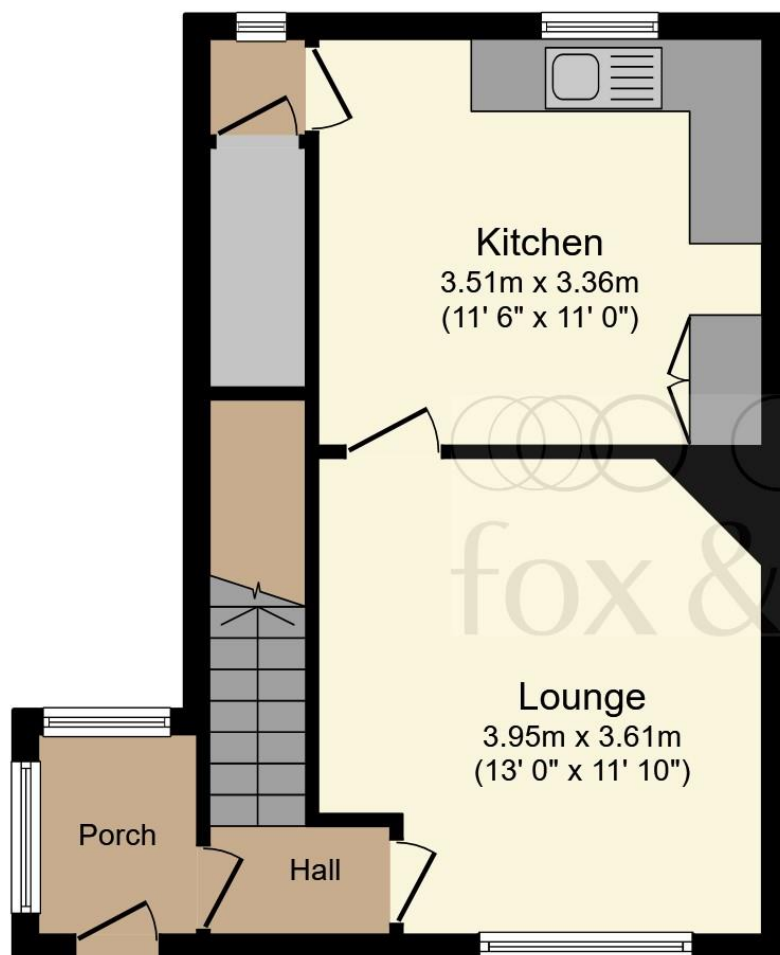
11' 1" x 7' 11" ( 3.38m x 2.41m )

**Bathroom**

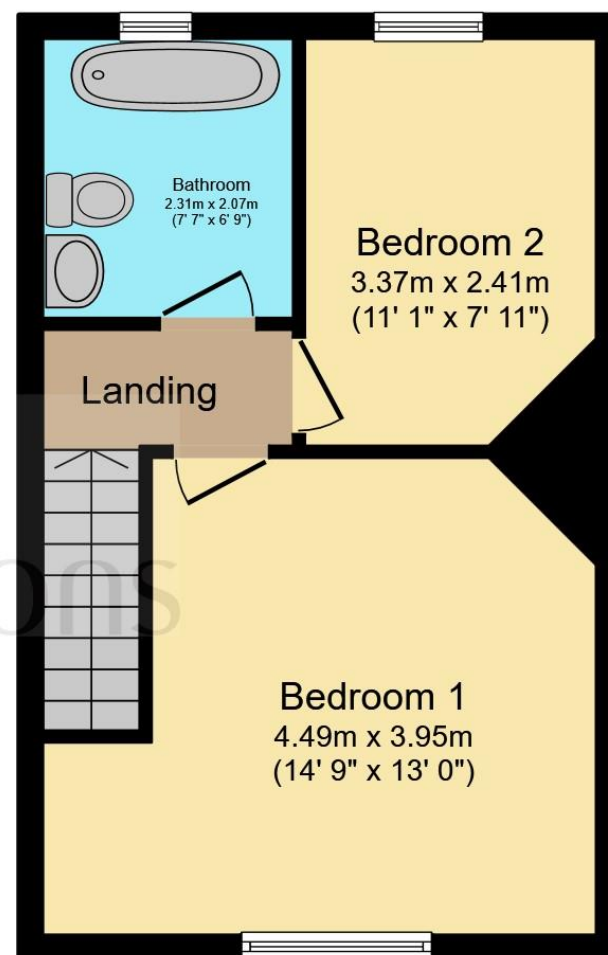
7' 7" x 6' 9" ( 2.31m x 2.06m )

**Rear Garden**

**Front Garden**



**Ground Floor**



**First Floor**

Total floor area 70.3 m<sup>2</sup> (757 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 Terrace, Langney Rise, Eastbourne

- END TERRACED HOUSE
- TWO BEDROOMS
- SEPARATE LOUNGE & KITCHEN
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- NO FORWARD CHAIN!
- REFURBISHMENT OPPORTUNITY!

Tenure: Freehold EPC Rating: D

guide price

**£200,000-£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LGL110955 - 0005

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