



**Quantock Close, Eastbourne BN23 8EU**

  
fox & sons

**welcome to**

## **Quantock Close, Eastbourne**

Fox & Sons are delighted to offer to the market this stunning and immaculately presented four bedroom detached house located in the desirable Pennine Estate of Eastbourne, being within close proximity to local shopping facilities, amenities, schools and transport routes. The property itself boasts spacious living accommodation comprising four bedrooms, master bedroom with en suite, bedroom three with fitted wardrobes, and bedroom two being on the ground floor, family bathroom, downstairs wc, a generous 23 ft lounge/ dining room with double doors leading out to the rear garden, modern fitted kitchen with integrated appliances and a utility room. Further features include a beautifully presented rear garden with patio seating areas, a summerhouse and impressive far reaching views of the countryside.



**Porch**

**Entrance Hall**

**Downstairs Wc**

**Lounge/ Dining Room**

23' 9" x 10' 5" ( 7.24m x 3.17m )

**Kitchen**

13' 9" x 8' 11" ( 4.19m x 2.72m )

**Utility Room**

8' 4" x 4' 11" ( 2.54m x 1.50m )

**Bedroom Two**

15' 11" x 8' 5" ( 4.85m x 2.57m )

**First Floor Landing**

**Bedroom One**

12' 10" x 10' 8" ( 3.91m x 3.25m )

**En Suite**

8' 10" x 5' ( 2.69m x 1.52m )

**Bedroom Three**

**Bedroom Four**

8' 11" x 7' 8" ( 2.72m x 2.34m )

**Bathroom**

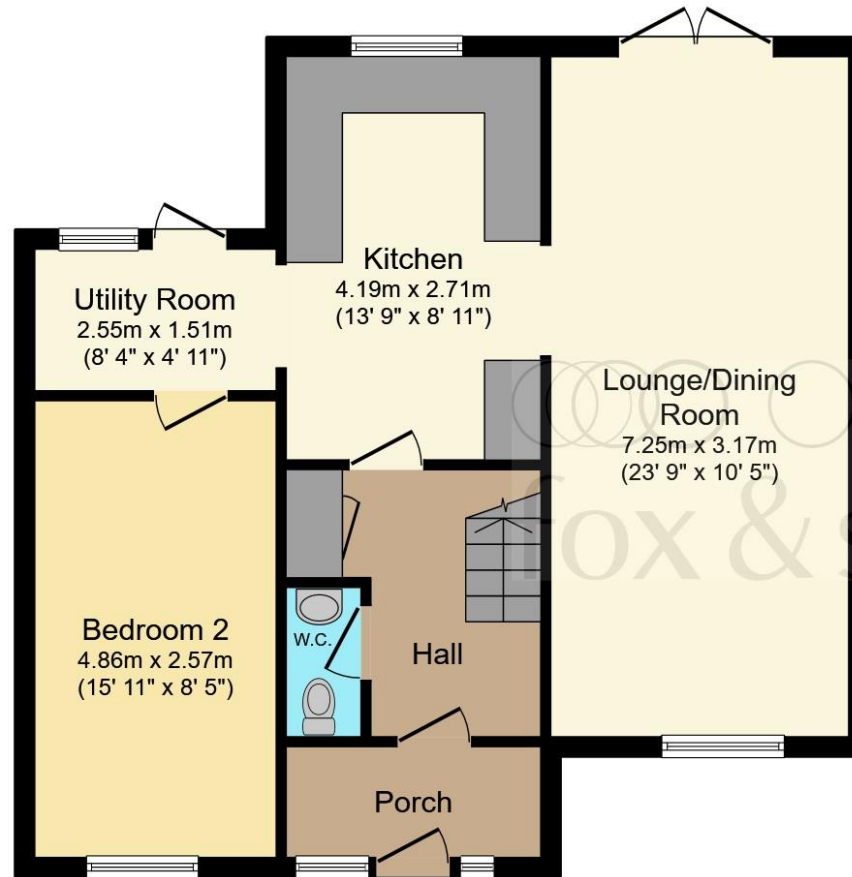
7' 5" x 5' 5" ( 2.26m x 1.65m )

**Outside**

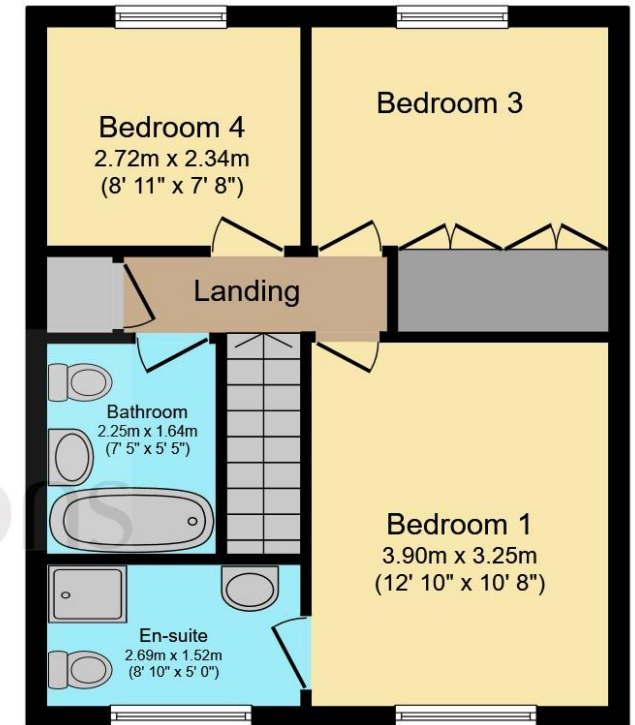
**Rear Garden**

**Front Garden**

**Driveway**



**Ground Floor**



**First Floor**

Total floor area 107.2 m<sup>2</sup> (1,154 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)



**view this property online** [fox-and-sons.co.uk/Property/LGL111034](http://fox-and-sons.co.uk/Property/LGL111034)



welcome to

## Quantock Close, Eastbourne

- STUNNING DETACHED HOUSE
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- LOUNGE/ DINING ROOM
- KITCHEN & UTILITY ROOM
- DOWNSTAIRS WC
- BEAUTIFULLY PRESENTED FRONT & REAR GARDENS, REAR GARDEN WITH FAR REACHING VIEWS
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: Awaited

guide price

**£425,000-£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111034](https://fox-and-sons.co.uk/Property/LGL111034)



Property Ref:  
LGL111034 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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**