



**Pevensey Bay Road, Eastbourne BN23 6HX**



**welcome to**

**Pevensey Bay Road, Eastbourne**

Fox & Sons are delighted to bring to the market this two bedroom terraced house located within the popular area of Eastbourne being within close proximity to local shopping facilities and amenities. The property itself comprises two good sized bedrooms, bathroom, separate kitchen and a lounge/ diner with a door out to the rear garden.



**Porch**

**Entrance Hall**

**Kitchen**

7' 11" x 6' 9" ( 2.41m x 2.06m )

**Lounge**

14' 11" x 13' 1" ( 4.55m x 3.99m )

**First Floor Landing**

**Bedroom One**

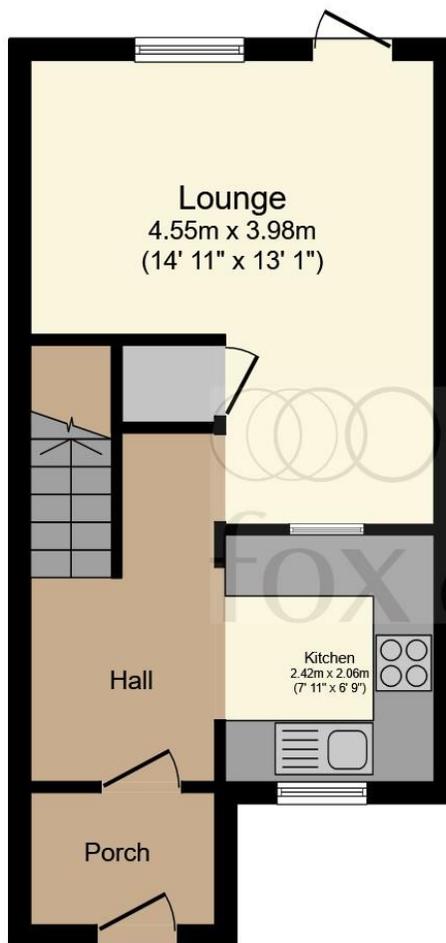
13' 1" x 8' 10" ( 3.99m x 2.69m )

**Bedroom Two**

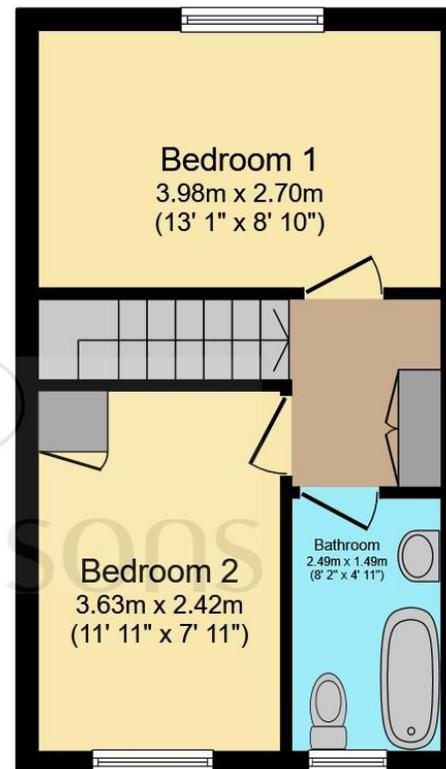
11' 11" x 7' 11" ( 3.63m x 2.41m )

**Bathroom**

8' 2" x 4' 11" ( 2.49m x 1.50m )



**Ground Floor**



**First Floor**

Total floor area 58.8 m<sup>2</sup> (633 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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## Pevensey Bay Road, Eastbourne

- TWO BEDROOM HOME IDEAL FOR A FIRST TIME BUYER
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- NO FORWARD CHAIN!
- IDEAL INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: C

guide price

**£240,000-£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110994 - 0004

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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.

  
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