



**Wroxham Road, Eastbourne BN23 8DN**

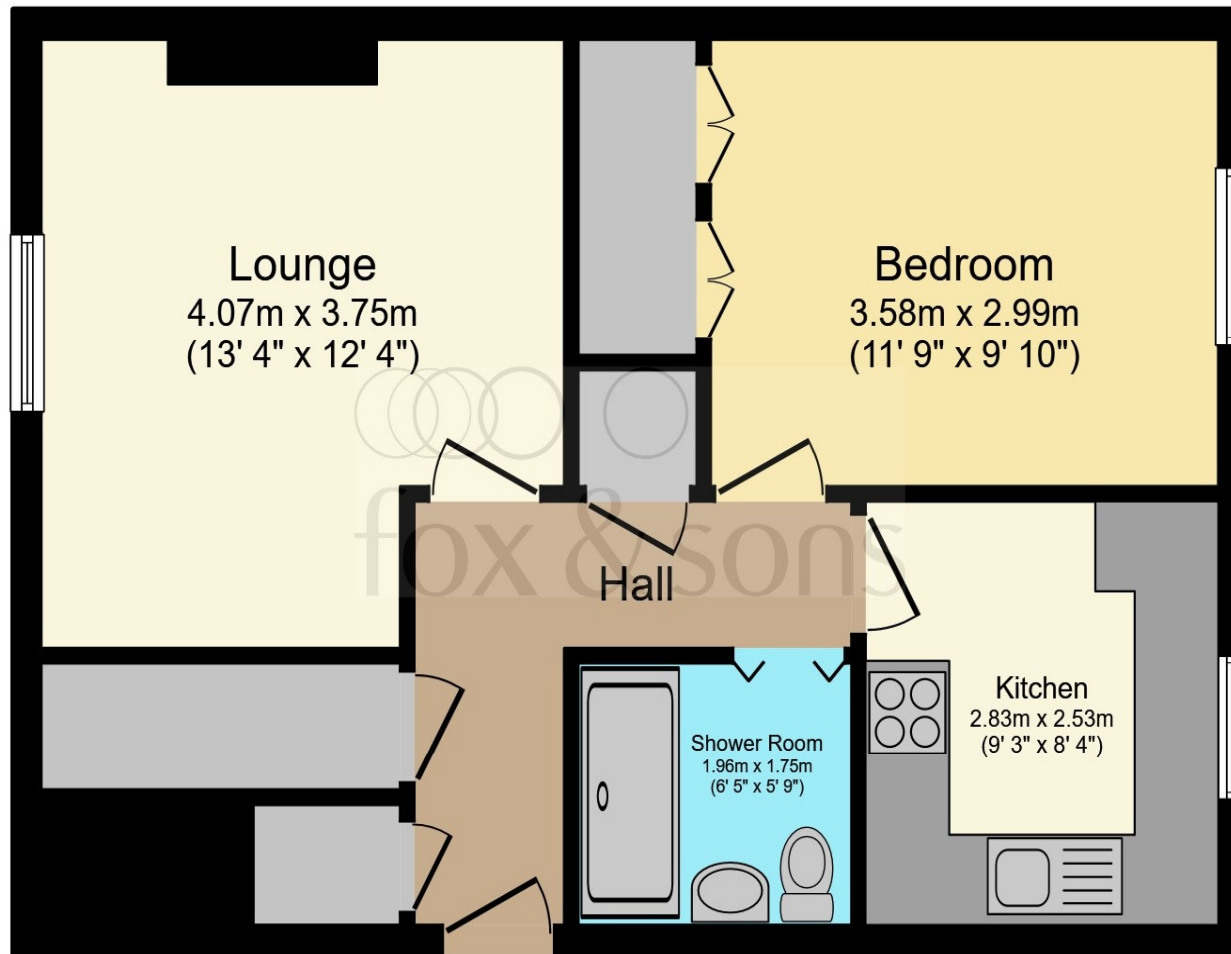


**welcome to**

**Wroxham Road, Eastbourne**

\*\*\*GUIDE PRICE £140,000-£150,000\*\*\*One bedroom maisonette located in the popular area of Langney being within short distance to local shopping facilities, amenities, and transport routes. This property offers the perfect opportunity for an investor or first time buyer!





## Entrance Hall

### Lounge

13' 4" x 12' 4" ( 4.06m x 3.76m )

### Kitchen

9' 3" x 8' 4" ( 2.82m x 2.54m )

### Bedroom

11' 9" x 9' 10" ( 3.58m x 3.00m )

### Shower Room

6' 5" x 5' 9" ( 1.96m x 1.75m )

### Storage Cupboards

Total floor area 50.0 m<sup>2</sup> (538 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)

welcome to

## Wroxham Road, Eastbourne

- \*\*\*GUIDE PRICE £140,000-£150,000\*\*\*ONE BEDROOM  
MAISONETTE
- SEPARATE LOUNGE & KITCHEN
- GAS CENTRAL HEATING WITH NEW BOILER (FEBRUARY 2024)
- NEWLY DECORATED AND NEWLY CARPETED THROUGHOUT
- CLOSE TO LOCAL SHOPS, AMENITIES & TRANSPORT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111082](https://fox-and-sons.co.uk/Property/LGL111082)



Property Ref:  
LGL111082 - 0004

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