



**Cornwallis Close, Eastbourne BN23 6AU**



**welcome to**

## **Cornwallis Close, Eastbourne**

Fox & Sons are delighted to bring to the market this well presented two bedroom detached bungalow located in the sought after area of Langney Point, Eastbourne, being within close proximity to local shopping facilities, amenities, transport routes and Eastbourne's ever popular Sovereign Harbour and seafront. The property itself boasts immaculately presented living accommodation throughout which comprises two double bedrooms, shower room, kitchen, and a spacious lounge/ dining room with sliding patio doors overlooking the rear garden. Further features include a beautifully presented rear garden with a generous sized patio seating area and access to the double garage. Towards the front aspect is a driveway with space for multiple vehicles and viewing comes highly recommended to fully appreciate this wonderful home!



### Entrance Hall

### Lounge

18' 3" x 12' 8" ( 5.56m x 3.86m )

### Kitchen

9' 9" x 9' 8" ( 2.97m x 2.95m )

### Bedroom One

13' 6" x 11' 1" ( 4.11m x 3.38m )

### Bedroom Two

11' 3" x 10' 4" ( 3.43m x 3.15m )

### Shower Room

6' 4" x 5' 6" ( 1.93m x 1.68m )

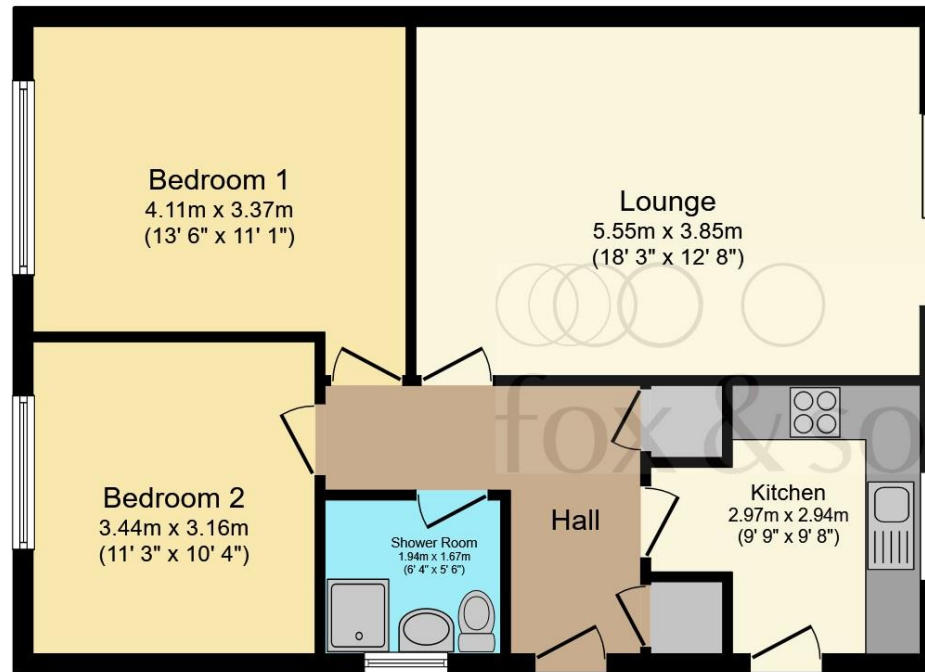
### Outside

### Rear Garden

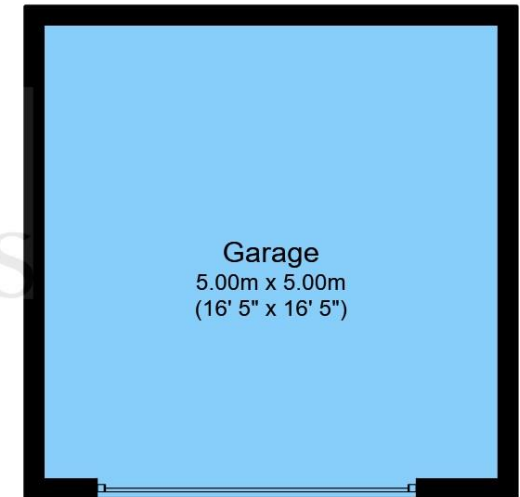
### Double Garage

### Front Garden

### Driveway



**Floor Plan**



**Garage**

Total floor area 92.4 m<sup>2</sup> (995 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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## Cornwallis Close, Eastbourne

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOUNGE/ DINING ROOM
- SEPARATE KITCHEN
- SHOWER ROOM
- DOUBLE GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- BEAUTIFULLY PRESENTED REAR GARDEN
- CLOSE TO LOCAL SHOPS, TRANSPORT ROUTES AND EASTBOURNE SEAFRONT

Tenure: Freehold EPC Rating: C

guide price

**£380,000-£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL111127 - 0005

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