



Shannon Way, EASTBOURNE BN23 6UA

welcome to

Shannon Way, EASTBOURNE

Fox & Sons are delighted to bring to the market this wonderful two bedroom detached bungalow located in the gated Kings Park development, located within close proximity to the Crumbles Retail Park and the ever popular Eastbourne Sovereign Harbour, boasting an array of local restaurants, cafes and shopping facilities. The property itself comprises two double bedrooms, lounge/ diner, modern fitted kitchen and bathroom. A further benefit includes a communal garden and viewing comes highly recommended!



Front Porch

Lounge/Diner

14' 6" x 12' 11" (4.42m x 3.94m)

Kitchen

9' 10" x 7' 8" (3.00m x 2.34m)

Bedroom Two

10' x 9' 10" (3.05m x 3.00m)

Hallway

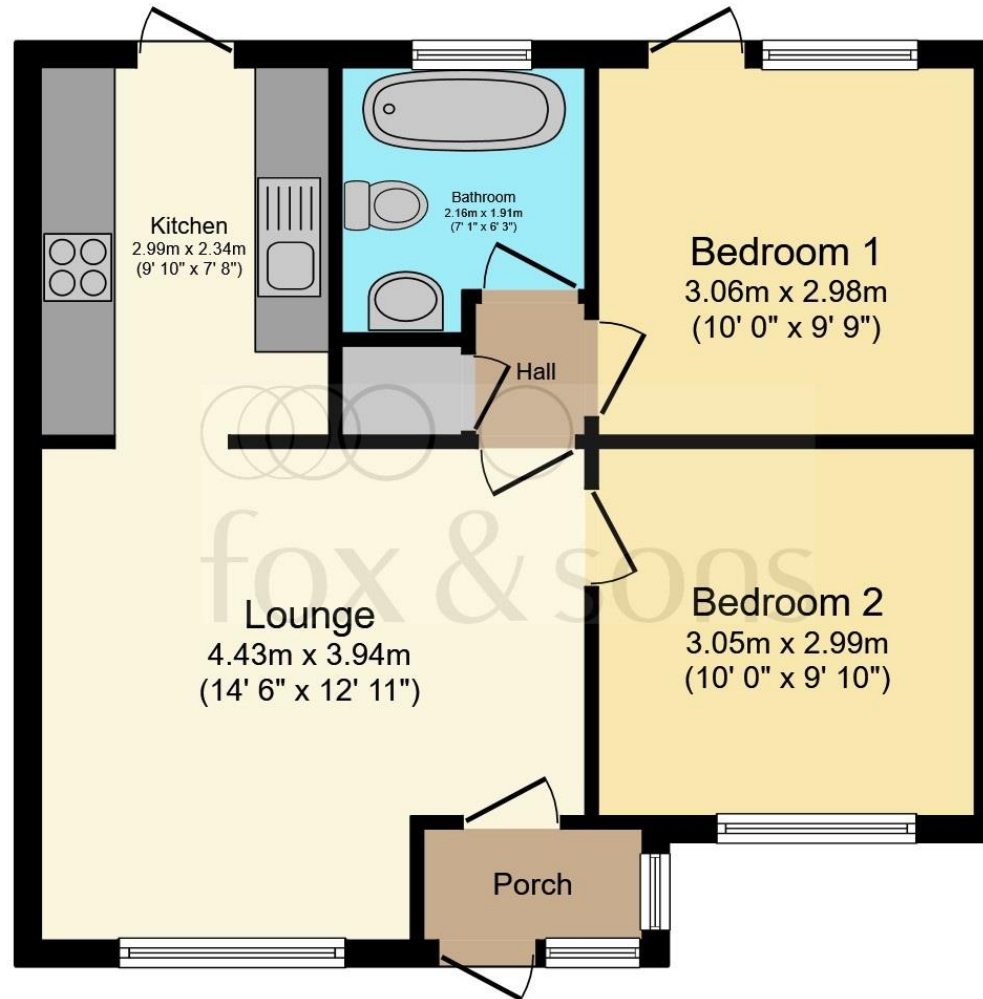
Bedroom One

10' x 9' 9" (3.05m x 2.97m)

Bathroom

7' 1" MAX x 6' 3" MAX (2.16m MAX x 1.91m MAX)

Rear Garden



Total floor area 51.0 m² (549 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



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Shannon Way, EASTBOURNE

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOUNGE/ DINER
- MODERN KITCHEN & BATHROOM
- COMMUNAL GARDENS
- CLOSE TO LOCAL SHOPS, SOVEREIGN HARBOUR AND SEAFRONT

Tenure: Freehold EPC Rating: E

guide price

£240,000-£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL111138 - 0005

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.


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