



**Phoenix Drive, Eastbourne BN23 5PG**



**welcome to**

## **Phoenix Drive, Eastbourne**

Fox & Sons are delighted to present to the market this beautifully presented three bedroom town house located in the ever sought after North Harbour development. The property boasts accommodation to provide three bedrooms or two reception rooms and two bedrooms. An internal inspection comes highly recommended to fully appreciate the size of this property.



## Entrance Hall

## Bedroom Three/ Reception Room

13' x 10' 4" ( 3.96m x 3.15m )

## Ensuite

7' 9" x 4' 2" ( 2.36m x 1.27m )

## First Floor Landing

## Kitchen

13' 5" x 12' 10" ( 4.09m x 3.91m )

## Lounge

12' 11" x 11' 4" ( 3.94m x 3.45m )

## Balcony

## Second Floor Landing

## Bedroom One

13' 2" x 11' 4" ( 4.01m x 3.45m )

## Ensuite

7' 9" x 4' 2" ( 2.36m x 1.27m )

## Bedroom Two

13' 5" x 7' 3" ( 4.09m x 2.21m )

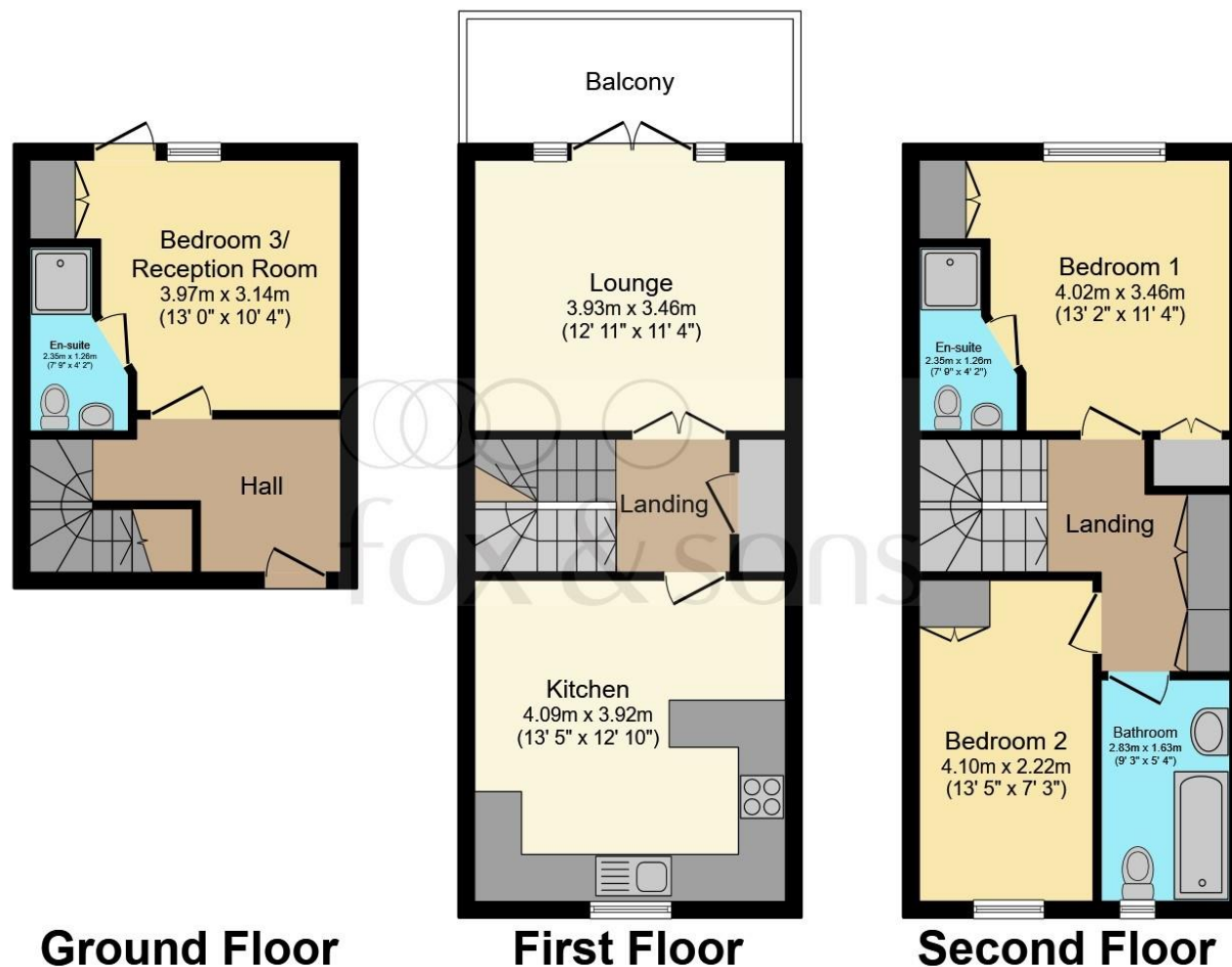
## Bathroom

9' 3" x 5' 4" ( 2.82m x 1.63m )

## Outside

## Rear Garden

## Allocated Parking



Total floor area 95.9 m<sup>2</sup> (1,032 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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welcome to

## Phoenix Drive, Eastbourne

- NORTH HARBOUR LOCATION
- VIEWING ESSENTIAL
- COVERED OFF-ROAD PARKING & STORAGE AREA
- THREE BEDROOM TOWN HOUSE
- WALKING DISTANCE TO SHOPS, SEAFRONT AND HARBOUR

Tenure: Freehold EPC Rating: C

guide price

**£325,000-£335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110282 - 0004

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