



**Gardner Close, Eastbourne BN23 6DQ**



**welcome to**

## **Gardner Close, Eastbourne**

Fox & Sons are delighted to offer to the market the fantastic opportunity to acquire this spacious three bedroom detached house located in the ever popular Langney Point area of Eastbourne being within close proximity to local shopping facilities, amenities and Eastbourne's seafront. The property itself comprises three bedrooms, two bedrooms with fitted wardrobes, bathroom, lounge with feature fireplace, kitchen/ dining room with doors leading into a conservatory that overlooks the rear garden. Further features include a rear garden with a patio seating area and area laid to lawn and towards the front aspect benefits from off road parking and a garage! An early inspection comes highly recommended!



## Entrance Hall

## Lounge

17' 9" x 10' 6" ( 5.41m x 3.20m )

## Kitchen/ Dining Room

17' 9" x 9' 11" ( 5.41m x 3.02m )

## First Floor Landing

## Bedroom One

13' x 10' 11" ( 3.96m x 3.33m )

## Bedroom Two

12' 6" x 9' 5" ( 3.81m x 2.87m )

## Bedroom Three

8' x 7' 7" ( 2.44m x 2.31m )

## Bathroom

6' 11" x 6' 3" ( 2.11m x 1.91m )

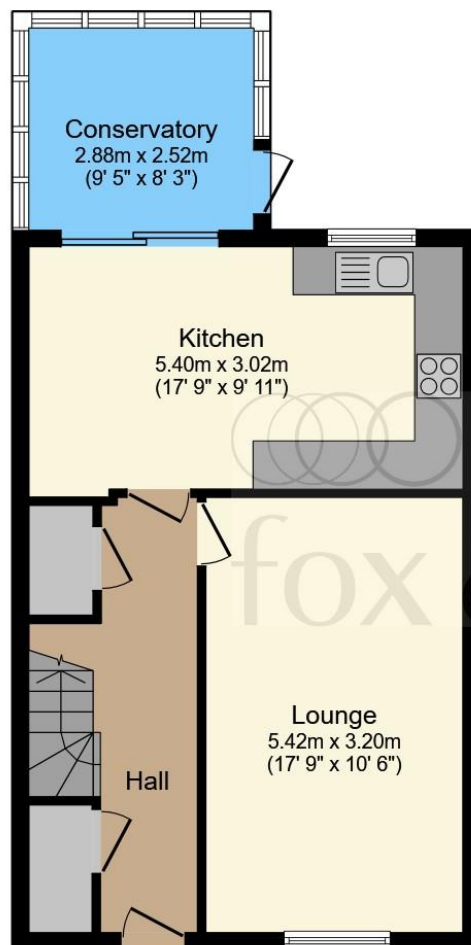
## Outside

## Rear Garden

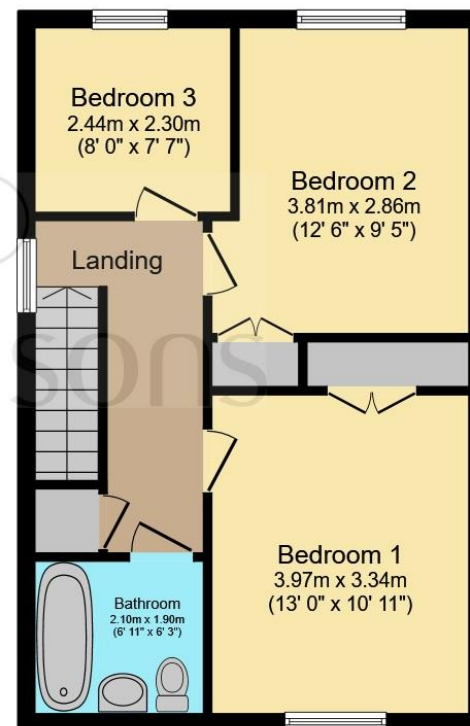
## Front Garden

## Off Road Parking

## Garage



**Ground Floor**



**First Floor**

Total floor area 99.8 m<sup>2</sup> (1,074 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

## Gardner Close, Eastbourne

- DETACHED HOUSE
- THREE BEDROOMS
- FITTED WARDROBES
- LOUNGE WITH FEATURE FIREPLACE
- KITCHEN/ DINING ROOM
- CONSERVATORY
- REAR GARDEN WITH PATIO AREA
- OFF ROAD PARKING & GARAGE

Tenure: Freehold EPC Rating: D

guide price

**£340,000-£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL111061 - 0004

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