



Gardner Close, Eastbourne BN23 6DQ

welcome to

Gardner Close, Eastbourne

Fox & Sons are delighted to bring to the market this beautifully presented three bedroom semi detached bungalow located in the ever popular Langney Point area of Eastbourne being within close proximity to the Sovereign Harbour, local shopping facilities and amenities and the beach. The property comprises three bedrooms, third bedroom/ dining room, master bedroom with fitted wardrobes, lounge with double doors leading to a conservatory, and a newly refurbished shower room and kitchen. Further features include a low maintenance rear garden with a patio seating area and garage access, and towards the front aspect provides off road parking. Viewing comes highly recommended to fully appreciate this wonderful home!



Entrance Hall

Bedroom One

13' 10" x 9' 11" (4.22m x 3.02m)

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom Three/ Dining Room

10' 6" x 7' 2" (3.20m x 2.18m)

Shower Room

6' 8" x 6' 3" (2.03m x 1.91m)

Lounge

16' 4" x 13' 9" (4.98m x 4.19m)

Conservatory

10' 3" x 7' 7" (3.12m x 2.31m)

Hall

Kitchen

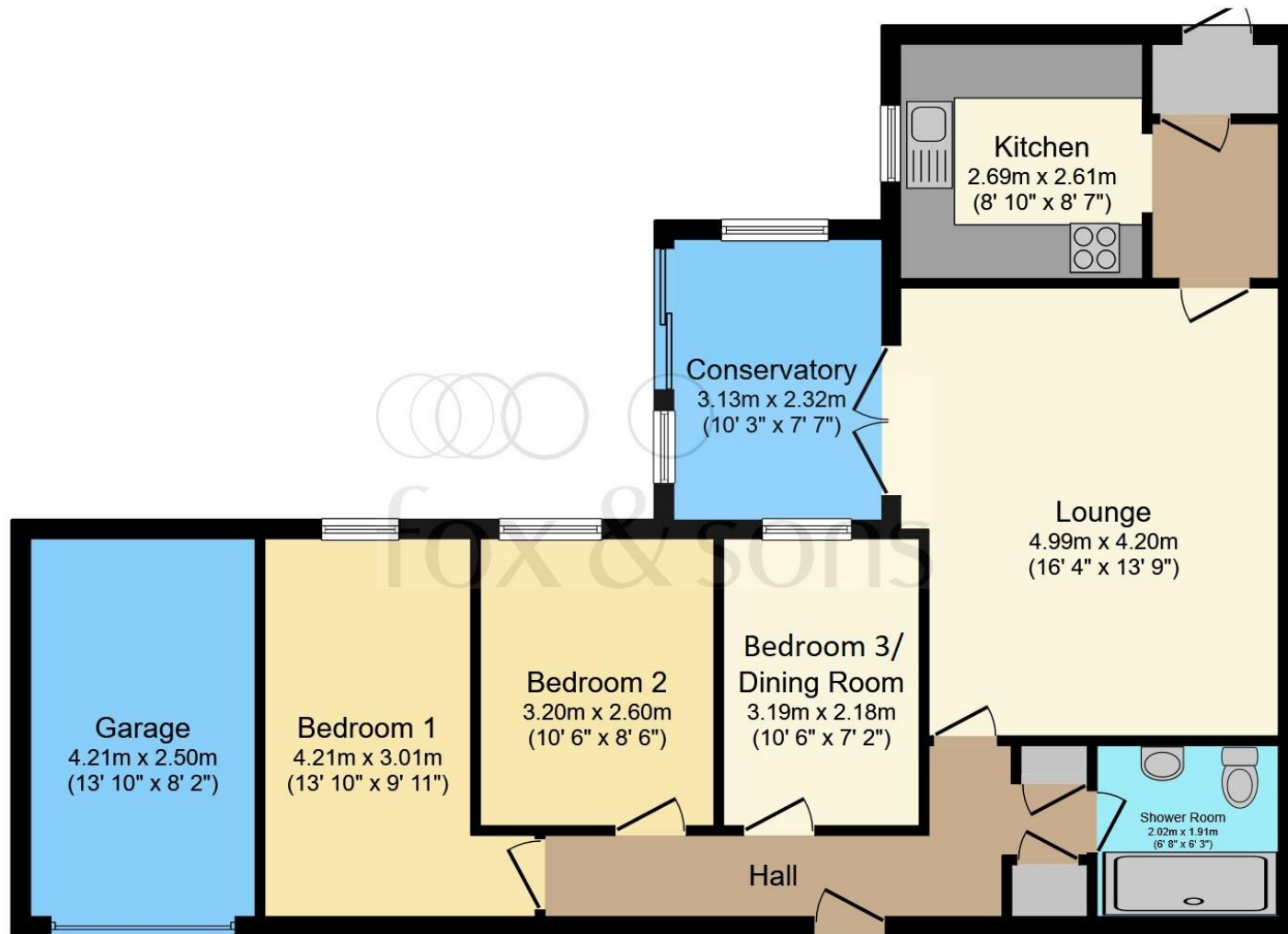
8' 10" x 8' 7" (2.69m x 2.62m)

Outside

Rear Garden

Garage

Off Road Parking



Total floor area 89.8 m² (967 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



view this property online fox-and-sons.co.uk/Property/LGL111260



welcome to

Gardner Close, Eastbourne

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- DINING ROOM/ BEDROOM THREE
- NEWLY REFURBISHED KITCHEN & SHOWER ROOM
- LOUNGE & CONSERVATORY
- WELL PRESENTED REAR GARDEN WITH PATIO SEATING AREA
- OFF ROAD PARKING & GARAGE
- POPULAR LANGNEY POINT LOCATION!

Tenure: Freehold EPC Rating: C

£380,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111260



Property Ref:
LGL111260 - 0002

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.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk