


property details **approval form**

54 Sturdee Close, Eastbourne, East Sussex, England, BN23 6AZ

Date: 28 February 2025

Property Ref and Version: LGL111253 - 0004



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|----------------------|
| 1. Price | 5. Room Measurements |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £340,000-£350,000

Tenure: Freehold

>> **key features**

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > SPACIOUS LOUNGE/ DINER
- > PRIVATE REAR GARDEN
- > OFF ROAD PARKING & GARAGE
- > POPULAR LANGNEY POINT LOCATION
- > CLOSE TO SEAFRONT & SOVEREIGN HARBOUR
- > EPC Rating: D

>> **short description**

Fox & Sons are delighted to offer to the market this well presented two bedroom detached bungalow located in the ever popular Langney Point area of Eastbourne. The property features a spacious lounge/ diner, off road parking and a garage!

>> **long description**

Fox & Sons are delighted to offer to the market this well presented two bedroom detached bungalow located in the ever popular Langney Point area of Eastbourne being within close distance to the Sovereign Harbour, local shops, amenities, restaurants and Eastbourne's picturesque seafront. The property itself comprises two bedrooms, bathroom, kitchen, and a spacious lounge/ diner. Further features include a private rear garden with a patio seating area, off road parking and a garage. Viewing comes highly recommended to fully appreciate this wonderful home!

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>> **room measurements**

Entrance Hall

Bedroom One

13' x 12' 4" (3.96m x 3.76m)

Bedroom Two

9' 7" x 9' (2.92m x 2.74m)

Bathroom

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

Lounge/ Diner

16' 2" x 12' 2" (4.93m x 3.71m)

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m)

Outside

Rear Garden

Garage

Off Road Parking

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>> **property images**



Your Fox & Sons office: 20 Winston Crescent, Langney, EASTBOURNE, East Sussex, BN23 6NL
T 01323 735561 E langney@fox-and-sons.co.uk

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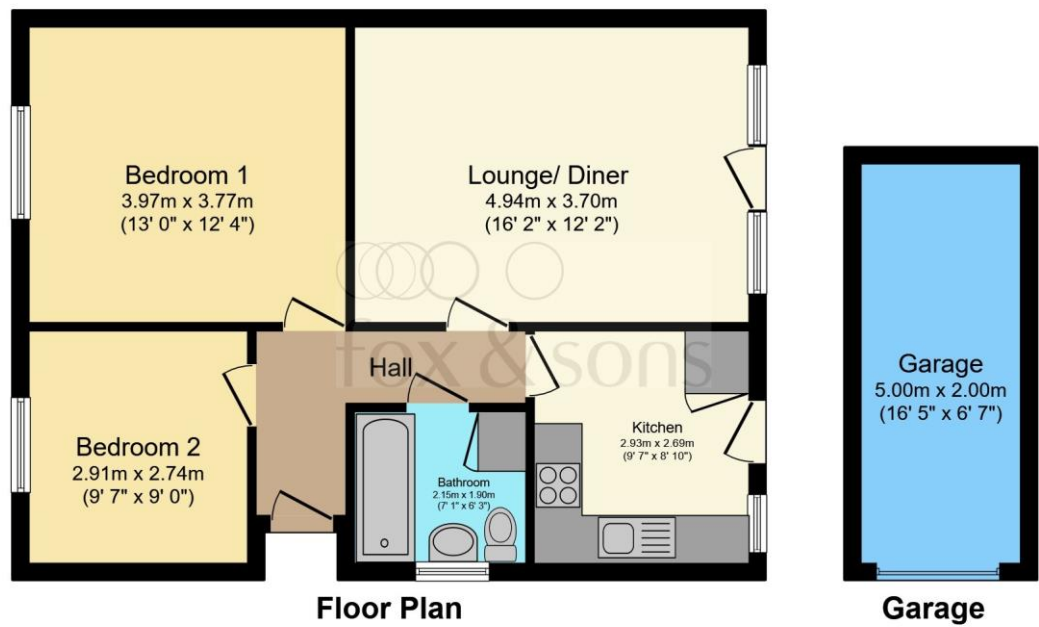
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>> floor plan



Total floor area 69.7 m² (750 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

>> approval

Signature		Date
Eddy Tate		
Mr C.C. Baldwin		