



**The Rising, Eastbourne BN23 7QW**



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## **The Rising, Eastbourne**

**\*\* £325,000 - £335,000\*\*** Fox and Sons are delighted to present to the market this well presented three bedroom semi-detached family home in the ever sought after Poets area of Eastbourne, Boasting three good sized bedrooms, a large lounge/ dining room, conservatory with doors to the rear garden.





## Entrance Hall

Irregular Shaped Room x ( x )

## Downstairs W/C

## Kitchen/Lounge

20' 1" x 17' 3" ( 6.12m x 5.26m )

## Conservatory

12' 4" x 9' 11" ( 3.76m x 3.02m )

## Landing

## Bedroom One

13' 7" x 10' 2" ( 4.14m x 3.10m )

## Bedroom Two

11' 1" x 10' 7" ( 3.38m x 3.23m )

## Bedroom Three

7' 3" x 6' 7" ( 2.21m x 2.01m )

## Bathroom

6' 10" x 6' 4" ( 2.08m x 1.93m )

## Garage

## Driveway

## Rear Garden

Total floor area 97.7 m<sup>2</sup> (1,052 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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## The Rising, Eastbourne

- \*\*\*\* GUIDE PRICE\*\*\* £325,000- £335,000 \*\*\*THREE BEDROOM SEMI- DETACHED FAMILY HOME
- POPULAR POETS AREA OF EASTBOURNE
- INTEGRAL GARAGE
- MODERN KITCHEN AND LARGE CONSERVATORY TO THE REAR
- PRIVATE GARDENS AND DRIVEWAY

Tenure: Freehold EPC Rating: C

guide price

**£325,000 - £335,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111299](https://fox-and-sons.co.uk/Property/LGL111299)



Property Ref:  
LGL111299 - 0004

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