



**St. Anthony's Avenue, Eastbourne BN23 6LP**



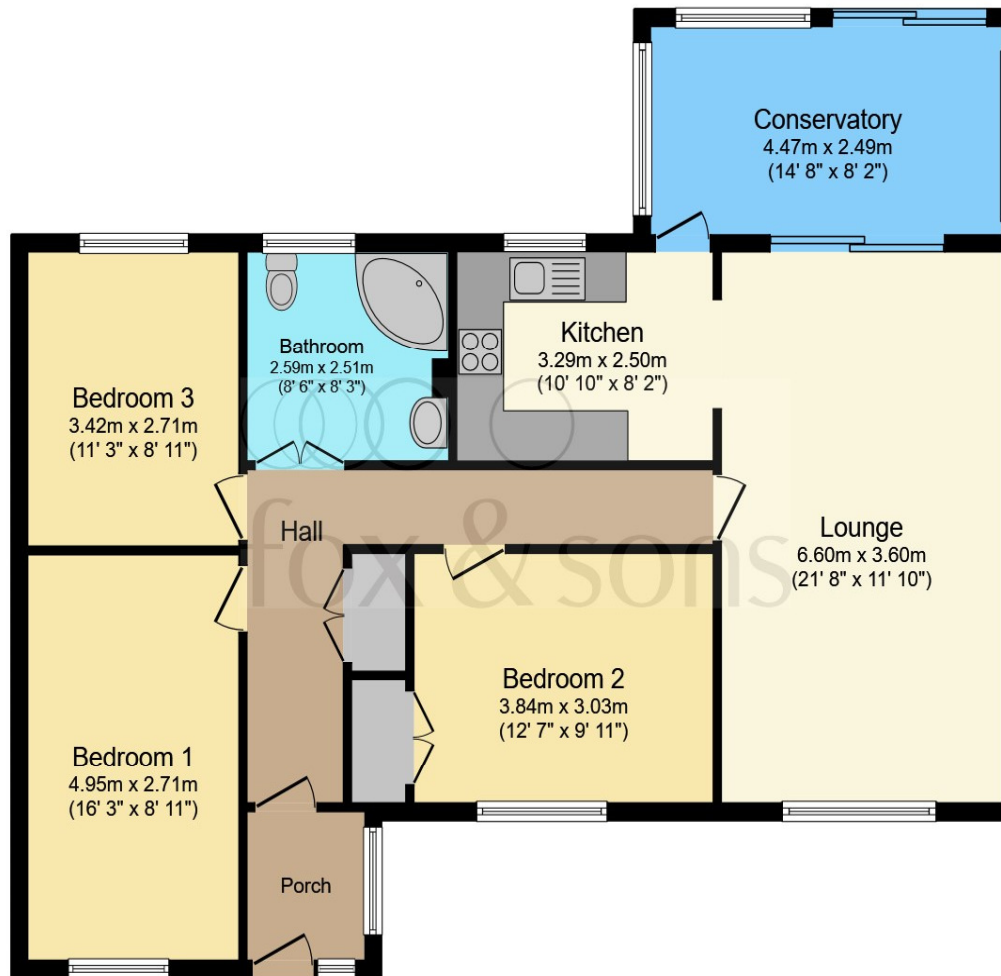
**welcome to**

**St. Anthonys Avenue, Eastbourne**

**\*\* GUIDE PRICE\*\*** £425,000 - £450,000**\*\*** A rare and exciting opportunity to acquire this deceptively spacious detached bungalow, peacefully nestled within a quiet private road shared by just three exclusive properties.

Perfectly positioned within easy reach of local shops and the seafront





**Entrance Porch**

**Entrance Hall**

**Lounge**

21' 8" x 11' 10" ( 6.60m x 3.61m )

**Kitchen**

10' 10" x 8' 2" ( 3.30m x 2.49m )

**Conservatory**

14' 8" x 8' 2" ( 4.47m x 2.49m )

**Bedroom One**

16' 3" x 8' 11" ( 4.95m x 2.72m )

**Bedroom Two**

12' 7" x 9' 11" ( 3.84m x 3.02m )

**Bedroom Three**

11' 3" x 8' 11" ( 3.43m x 2.72m )

**Bathroom**

8' 6" x 8' 3" ( 2.59m x 2.51m )

**Front And Rear Garden**

**Garage**

**Off Road Parking**

**Agent's Note**

Total floor area 102.6 m<sup>2</sup> (1,105 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)



welcome to

## St. Anthonys Avenue, Eastbourne

- \*\* GUIDE PRICE\*\*\* £425,000 - £450,000\*\*\*
- COMPLETELY PRIVATE REAR GARDEN OVER 100 FT
- GARDEN MAINLY LAID TO LAWN WITH MATURE TREES AND WILDLIFE AREAS
- DETACHED BUNGALOW IN EXCLUSIVE PRIVATE ROAD
- LARGE LOUNGE/DINING ROOM

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

guide price

**£425,000 - £450,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111281](https://fox-and-sons.co.uk/Property/LGL111281)



Property Ref:  
LGL111281 - 0006

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**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



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



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