



**Netherfield Avenue, Eastbourne BN23 7BS**



**welcome to**

**Netherfield Avenue, Eastbourne**

Fox & Sons are delighted to bring to the market this well-presented detached bungalow, situated in the ever-popular Marsden Farm area of Eastbourne. Offered with no forward chain, this is a fantastic opportunity to secure a spacious bungalow in a sought-after location.





## Entrance Hall

## Kitchen

11' 3" x 7' 5" ( 3.43m x 2.26m )

## Lounge

15' x 12' ( 4.57m x 3.66m )

## Bedroom One

11' 11" x 11' 3" ( 3.63m x 3.43m )

## Bedroom Two

12' 4" x 8' 10" ( 3.76m x 2.69m )

## Bathroom

8' 7" x 5' 11" ( 2.62m x 1.80m )

## Front And Rear Garden

## Garage

**Total floor area 71.9 m<sup>2</sup> (774 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

## Netherfield Avenue, Eastbourne

- \*\*\*GUIDE PRICE £335,000 - £345,000\*\*\* DETACHED BUNGALOW
- EVER-POPULAR MARSDEN FARM AREA
- TWO DOUBLE BEDROOMS
- GARAGE & PARKING FOR SEVERAL VEHICLES
- GOOD-SIZED REAR GARDEN

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

guide price

**£335,000 - £345,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111371](https://fox-and-sons.co.uk/Property/LGL111371)



Property Ref:  
LGL111371 - 0003

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