



Netherfield Avenue, Eastbourne BN23 7BS

welcome to

Netherfield Avenue, Eastbourne

**** GUIDE PRICE **** 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 m² (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

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Netherfield Avenue, Eastbourne

- ***GUIDE PRICE £325,000 - £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

£325,000 - £345,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111371



Property Ref:
LGL111371 - 0005

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.

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fox & sons



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk