



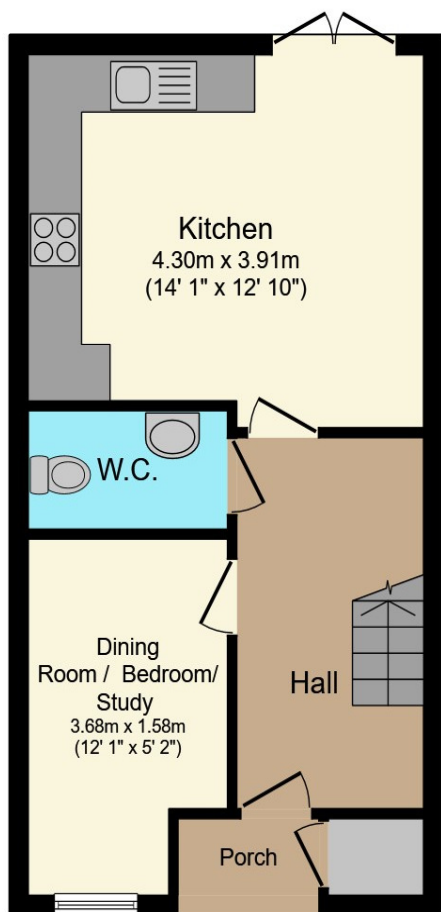
Arequipa Reef, Eastbourne BN23 5AG

welcome to

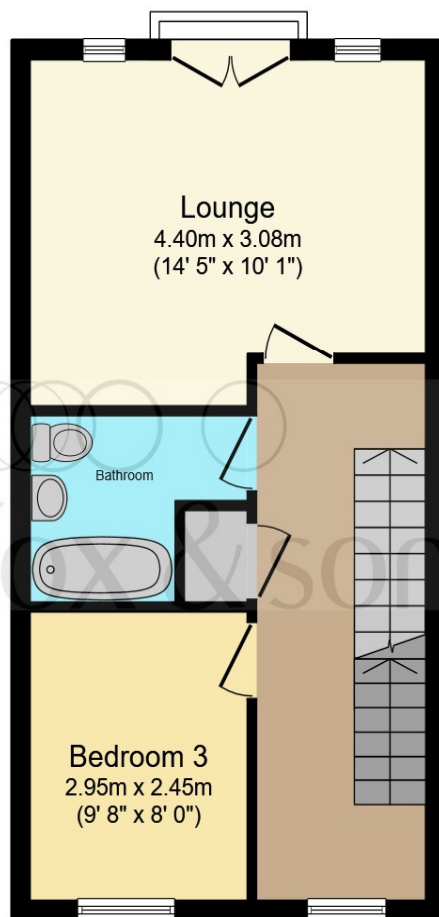
Arequipa Reef, Eastbourne

****GUIDE PRICE ** £375,000 - £400.000**** Fox & Sons are pleased to offer this four-bedroom townhouse located in the North Harbour area. The property is situated in a quiet residential neighbourhood and provides a practical layout suitable for family living. It includes four well-proportioned bedrooms

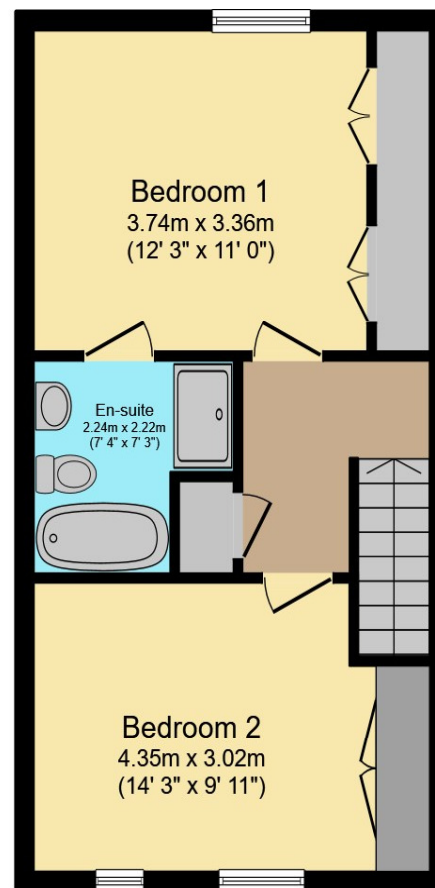




Ground Floor



First Floor



Second Floor

Total floor area 117.2 m² (1,262 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

Entrance Porch

Entrance Hall

Dining Room / Bedroom

12' 1" x 5' 2" (3.68m x 1.57m)

Kitchen

14' 1" x 12' 10" (4.29m x 3.91m)

Cloakroom

Stairs To First Floor

Lounge

14' 5" x 10' 1" (4.39m x 3.07m)

Bedroom Three

9' 8" x 8' (2.95m x 2.44m)

Bathroom

Stairs To Second Floor

Bedroom One

12' 3" x 11' (3.73m x 3.35m)

En-Suite

Bedroom Two

14' 3" x 9' 11" (4.34m x 3.02m)

Rear Garden

Garage

Parking

welcome to

Arequipa Reef, Eastbourne

- **GUIDE PRICE ** £375,000 - £400,000** WRAP- AROUND GARDEN WITH SOUTH-WESTERLY ASPECT
- SITUATED IN THE POPULAR NORTH HARBOUR AREA
- FOUR BEDROOMS/ THREE BATHROOMS
- GARAGE AND OFF-STREET PARKING FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES AND RESTAURANTS

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

guide price

£375,000 - £400,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111058



Property Ref:
LGL111058 - 0007

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk