



**Santa Cruz Drive, Eastbourne BN23 5TY**

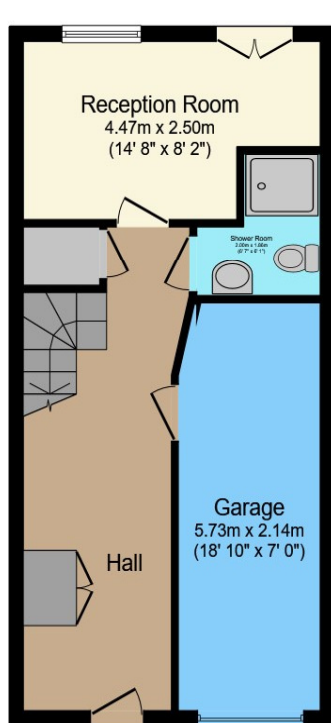


**welcome to**

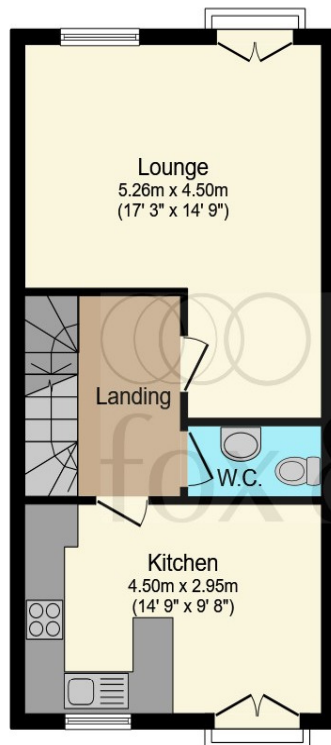
**Santa Cruz Drive, Eastbourne**

\*\*\*GUIDE PRICE \*\*\*Fox & Sons are delighted to present to the market this five bedroom townhouse, overlooking a peaceful water feature and offering spacious living accommodation throughout. This property is offered with no forward chain, and benefits from a private garage and driveway parking.

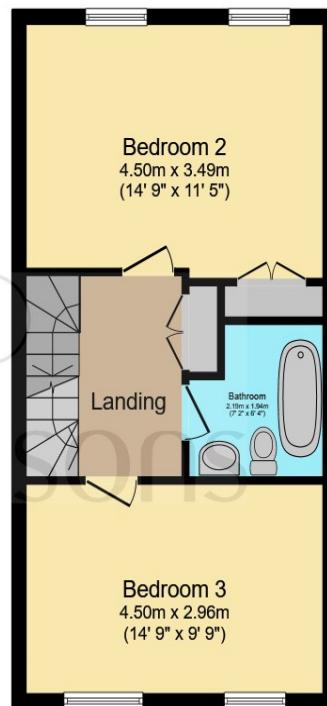




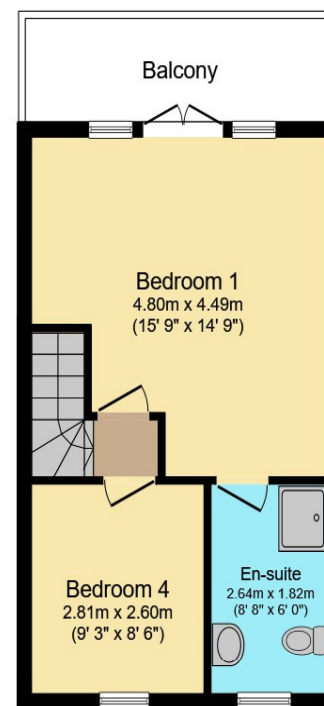
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

Total floor area 161.1 m<sup>2</sup> (1,734 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)

**Entrance Hall**

**Reception Room**

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

**Shower Room**

**First Floor Landing**

**Kitchen**

14' 9" x 9' 8" ( 4.50m x 2.95m )

**Lounge**

17' 3" x 14' 9" ( 5.26m x 4.50m )

**W/C**

**Second Floor Landing**

**Bedroom Two**

14' 9" x 11' 5" ( 4.50m x 3.48m )

**Bedroom Three**

14' 9" x 9' 9" ( 4.50m x 2.97m )

**Bathroom**

7' 2" x 6' 4" ( 2.18m x 1.93m )

**Third Floor Landing**

**Bedroom One**

15' 9" x 14' 9" ( 4.80m x 4.50m )

**En-Suite**

8' 8" x 6' ( 2.64m x 1.83m )

**Balcony**

welcome to

## Santa Cruz Drive, Eastbourne

- \*\*\*GUIDE PRICE £350,000 - £375,000\*\*\*
- FIVE BEDROOMS
- MAIN SUITE WITH EN-SUITE, DRESSING AREA & ROOF TERRACE
- ACCOMMODATION OVER FOUR FLOORS
- VIEWS OVER WATER FEATURE

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

guide price

**£350,000 - £375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL110143](https://fox-and-sons.co.uk/Property/LGL110143)



Property Ref:  
LGL110143 - 0004

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