



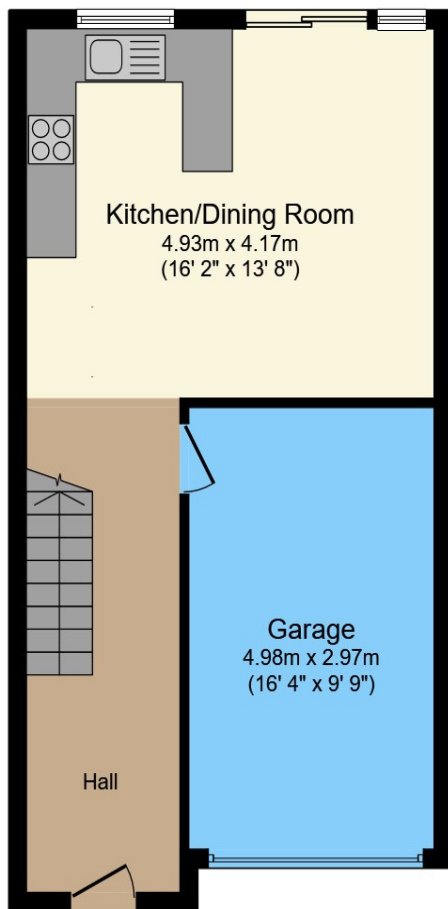
Pierpoint Mews, Eastbourne BN23 5NL

welcome to

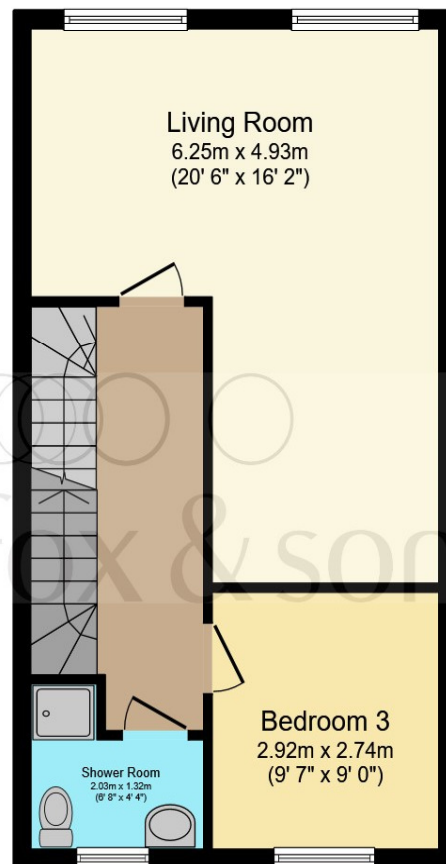
Pierpoint Mews, Eastbourne

GUIDE PRICE £425,000 - £450,000Fox & Sons present this well-designed three-storey townhouse, featuring versatile living across three floors. With a stylish kitchen/dining area opening onto a private garden, a spacious first-floor living room, and three well-sized bedrooms - two with en-suites

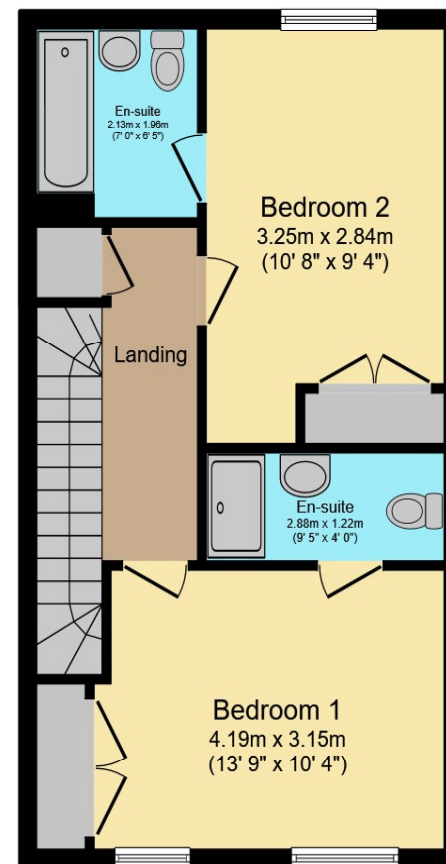




Ground Floor



First Floor



Second Floor

Total floor area 137.7 m² (1,482 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 Hall

Kitchen/Dining Room

16' 2" x 13' 8" (4.93m x 4.17m)

First Floor Landing

Living Room

20' 6" x 16' 2" (6.25m x 4.93m)

Shower Room

6' 8" x 4' 4" (2.03m x 1.32m)

Bedroom One

13' 9" x 10' 4" (4.19m x 3.15m)

En-Suite

Bedroom Two

10' 8" x 9' 4" (3.25m x 2.84m)

En-Suite

Rear Garden

Garage & Driveway

welcome to

Pierpoint Mews, Eastbourne

- MOTIVATED SELLER! CALL NOW
- Ground floor garage and welcoming hallway
- Driveway
- Modern kitchen/dining area with direct garden access
- Private rear garden with stone slabbed area and artificial grass

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

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/LGL111493



Property Ref:
LGL111493 - 0009

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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