



**The Rising, Eastbourne BN23 7TL**

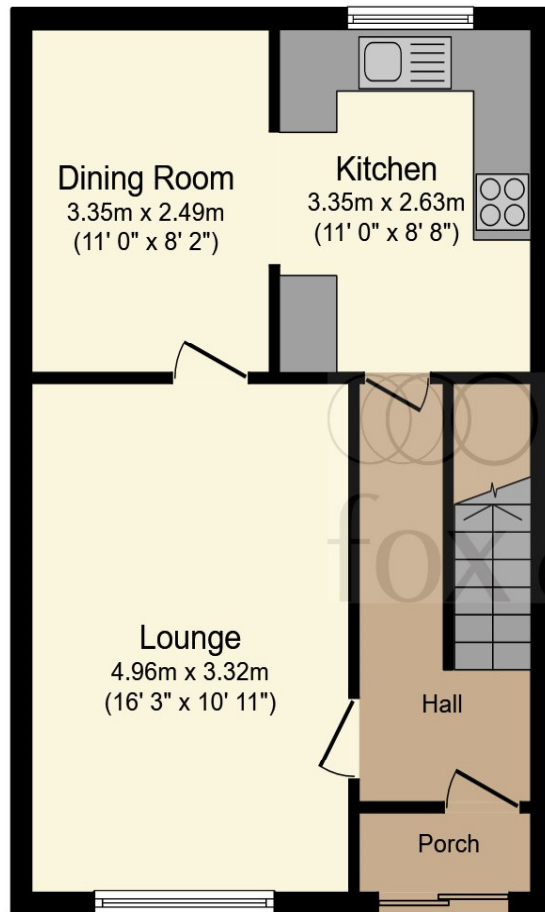


**welcome to**

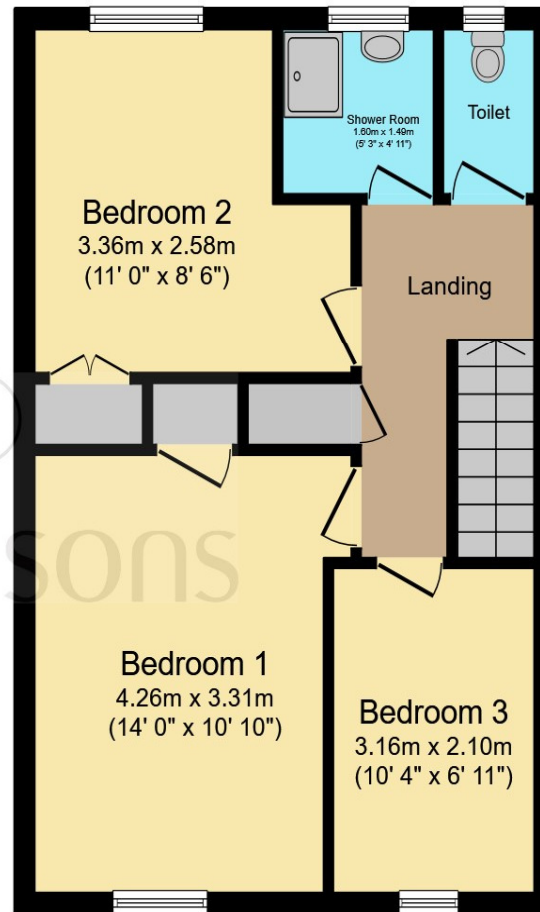
## **The Rising, Eastbourne**

Spacious three-bedroom end of terrace home with garage, front and rear gardens. Offering a lounge, dining room with kitchen, three bedrooms, shower room with separate WC, and plenty of potential throughout. In need of modernisation - the perfect opportunity to create your dream home.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge**

16' 3" x 10' 11" ( 4.95m x 3.33m )

**Dining Room**

11' x 8' 2" ( 3.35m x 2.49m )

**Kitchen**

11' x 8' 8" ( 3.35m x 2.64m )

**Stairs To First Floor Landing**

**Bedroom One**

14' x 10' 10" ( 4.27m x 3.30m )

**Bedroom Two**

11' x 8' 6" ( 3.35m x 2.59m )

**Bedroom Three**

10' 4" x 6' 11" ( 3.15m x 2.11m )

**Shower Room**

5' 3" x 4' 11" ( 1.60m x 1.50m )

**W/C**

**Rear Garden**

**Garage**

Total floor area 87.8 m<sup>2</sup> (945 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)

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## The Rising, Eastbourne

- Three-bedroom end of terrace home
- Porch and welcoming entrance hallway
- Spacious lounge
- Dining room with kitchen
- Shower room and separate WC

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

offers over  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LGL111581 - 0004

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