



Marlborough Close, Eastbourne BN23 8AN

Fox & Sons are pleased to bring to market this extended three-bedroom detached house, located in the popular Pennine Estate in Eastbourne. The property is offered chain free and provides spacious and flexible accommodation throughout.

The ground floor includes a lounge, dining area, extended kitchen/diner with access to the rear garden, and a cloakroom. There is also a useful additional room that can be used as a study or fourth bedroom. Upstairs, the property offers three good-sized bedrooms and a family bathroom.

Outside, the home benefits from a front and rear garden, off-road parking, and a garage.

Entrance Porch

Downstairs W/C

Lounge

14' 9" x 14' 1" (4.50m x 4.29m)

Study

10' x 8' 2" (3.05m x 2.49m)

Dining Room

6' 7" x 9' 2" (2.01m x 2.79m)

Kitchen

17' 4" x 12' 7" (5.28m x 3.84m)

Stairs To First Floor Landing

Bedroom One

13' 4" x 11' 5" (4.06m x 3.48m)

Bedroom Two

10' 6" x 8' 7" (3.20m x 2.62m)

Bedroom Three

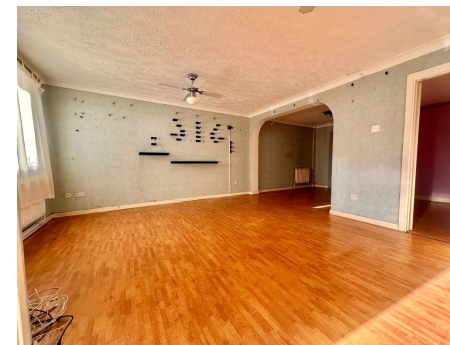
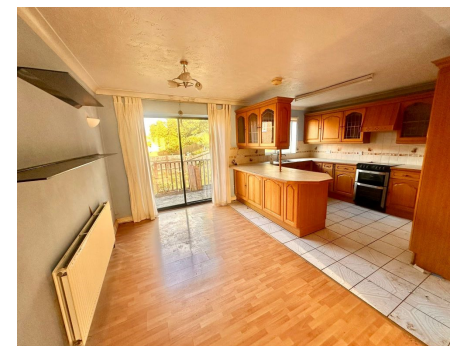
7' 8" x 7' 8" (2.34m x 2.34m)

Bathroom

Front & Rear Garden

Garage & Driveway

Agent's Note



view this property online fox-and-sons.co.uk/Property/LGL111639



welcome to

Marlborough Close, Eastbourne

- NO FORWARD CHAIN
- LOCATED IN POPULAR PENNINE ESTATE
- THREE BEDROOMS WITH AN ADDITIONAL STUDY
- LOUNGE AND SEPARATE DINING AREA
- REAR GARDEN WITH RAISED SEATING AREA

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111639



Property Ref:
LGL111639 - 0003

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



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