



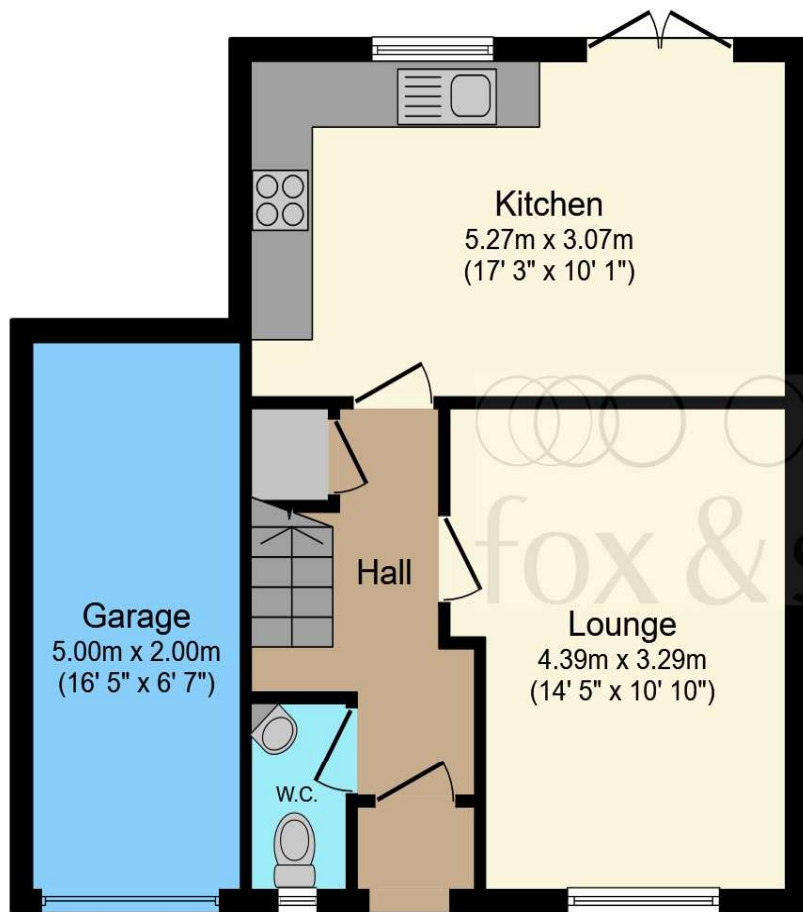
**Hadlow Avenue, Eastbourne BN23 8EL**

**welcome to**

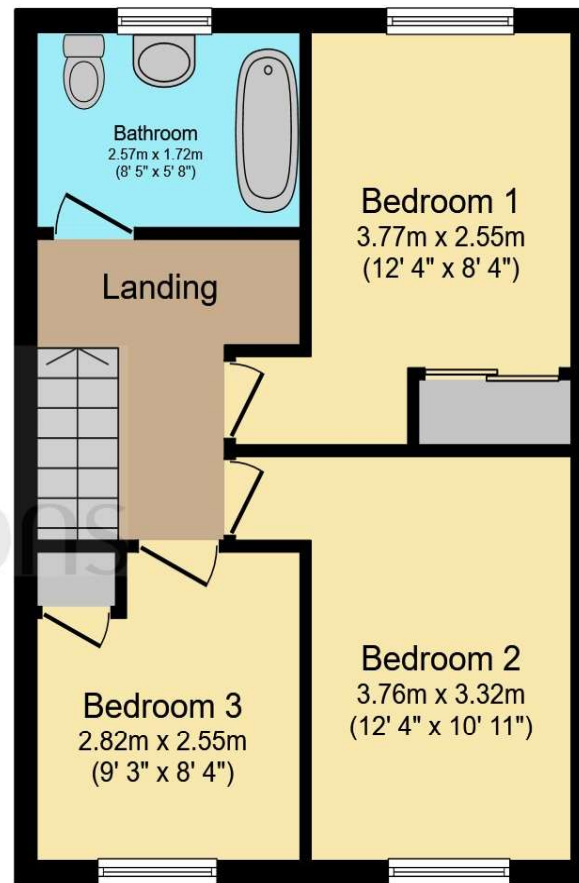
**Hadlow Avenue, Eastbourne**

**\*\*GUIDE PRICE £290,000 - £310,000 \*\*** Fox and Sons are delighted to present to the market this spacious and well-presented three-bedroom home with a south-westerly facing rear garden. located within close proximity to local schools and facilities, an early inspection comes highly recommended!





**Ground Floor**



**First Floor**

Total floor area 89.8 m<sup>2</sup> (966 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**

**Downstairs W/C**

**Lounge**

14' 5" x 10' 10" ( 4.39m x 3.30m )

**Kitchen**

17' 3" x 10' 1" ( 5.26m x 3.07m )

**Stairs To First Floor Landing**

**Bedroom One**

12' 4" x 8' 4" ( 3.76m x 2.54m )

**Bedroom Two**

12' 4" x 10' 11" ( 3.76m x 3.33m )

**Bedroom Three**

9' 3" x 8' 4" ( 2.82m x 2.54m )

**Bathroom**

8' 5" x 5' 8" ( 2.57m x 1.73m )

**Rear Garden**

Irregular Shaped Room x ( x )

**Driveway & Garage**

welcome to

## Hadlow Avenue, Eastbourne

- \*\*GUIDE PRICE £290,000 - £310,000\*\* SOUTH-WESTERLY FACING REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING THROUGHOUT
- REFITTED OPEN-PLAN KITCHEN / DINING ROOM WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£290,000 - £310,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111681](https://fox-and-sons.co.uk/Property/LGL111681)



Property Ref:  
LGL111681 - 0004

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fox & sons



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