



**Groombridge Avenue, Eastbourne BN22 7FD**

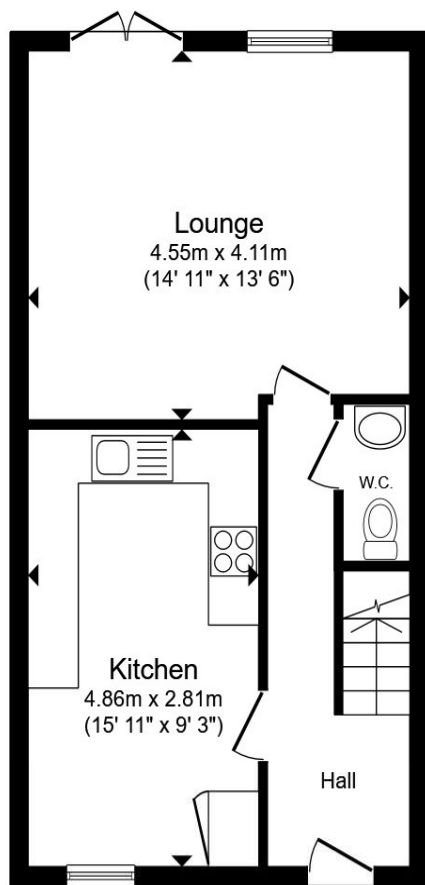


**welcome to**

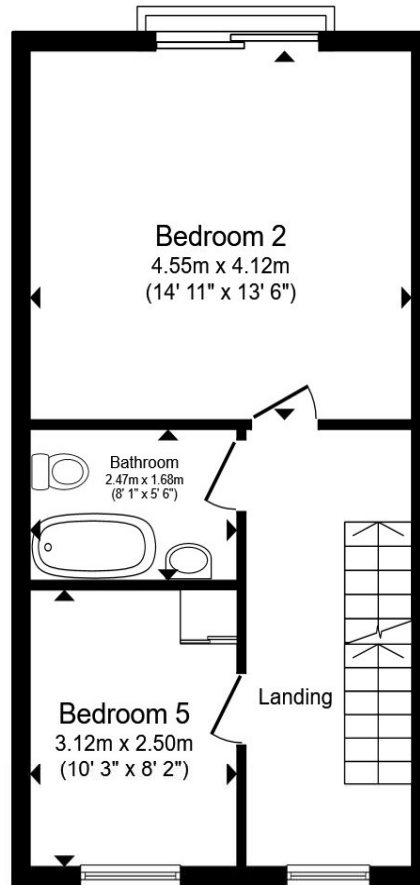
**Groombridge Avenue, Eastbourne**

**\*\* GUIDE PRICE\*\*** Modern four/ five bedroom townhouse primely located opposite Eastbourne's ever popular seafront comprising spacious living accommodation throughout with master bedroom with en suite, downstairs wc, two living rooms, allocated parking and a garage! Viewing comes highly recommended!

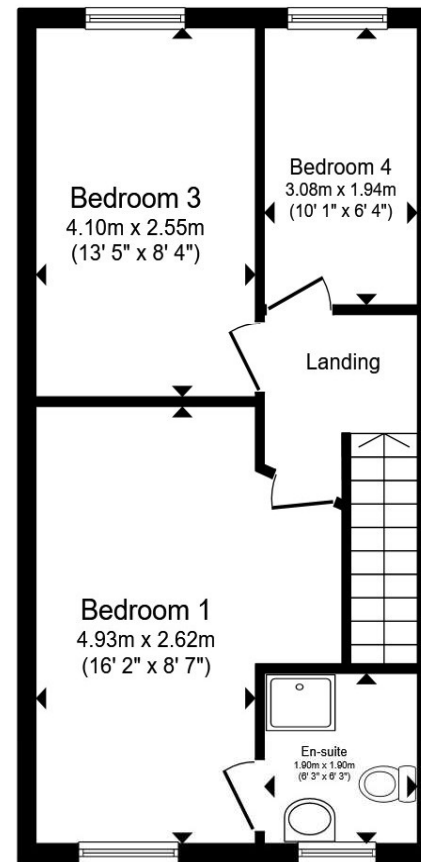




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 123.8 m<sup>2</sup> (1,333 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.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Downstairs W/C**

**Kitchen**

15' 11" x 9' 3" ( 4.85m x 2.82m )

**Lounge**

14' 11" x 13' 6" ( 4.55m x 4.11m )

**Stairs To First Landing**

**Bedroom Two**

14' 11" x 13' 6" ( 4.55m x 4.11m )

**Bedroom Five**

10' 3" x 8' 2" ( 3.12m x 2.49m )

**Bathroom**

8' 1" x 5' 6" ( 2.46m x 1.68m )

**Stairs To Second Floor  
Landing**

**Bedroom One**

16' 2" x 8' 7" ( 4.93m x 2.62m )

**En-Suite**

6' 3" x 6' 3" ( 1.91m x 1.91m )

**Bedroom Three**

13' 5" x 8' 4" ( 4.09m x 2.54m )

**Bedroom Four**

10' 1" x 6' 4" ( 3.07m x 1.93m )

**Rear Garden**

welcome to

## Groombridge Avenue, Eastbourne

- \*\*\* GUIDE PRICE \*\* £330,000 - £350,000\*\* FOUR/ FIVE BEDROOM TOWNHOUSE
- LIVING ROOM/ BEDROOM TWO WITH BALCONY
- SEPARATE KITCHEN & LOUNGE WITH DOUBLE DOORS LEADING TO REAR GARDEN
- MASTER BEDROOM WITH BUILT IN WARDROBES & EN SUITE
- DOWNSTAIRS WC & FIRST FLOOR FAMILY SIZE BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£330,000 - £350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111695](https://fox-and-sons.co.uk/Property/LGL111695)



Property Ref:  
LGL111695 - 0003

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fox & sons



**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



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