



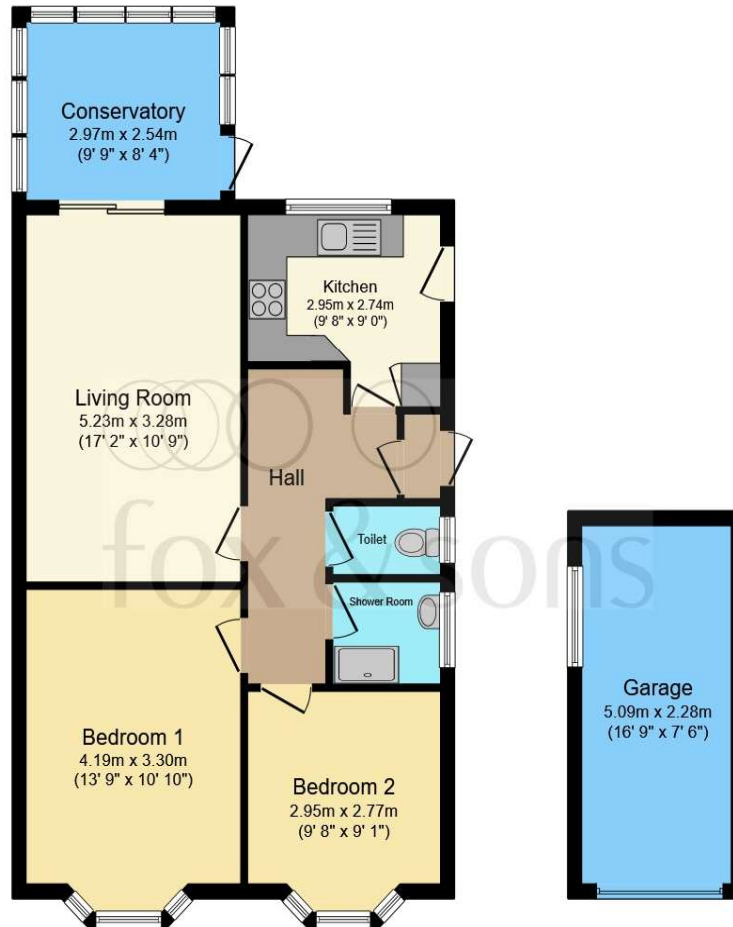
Tolkien Road, Eastbourne BN23 7AQ

welcome to

Tolkien Road, Eastbourne

A well-presented 2-bedroom semi-detached bungalow with a low-maintenance garden, garage, and private driveway - ideal for easy, single-level living. Located in the popular Langney area of Eastbourne.





Floor Plan

Garage

Total floor area 81.1 m² (873 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

9' 8" x 9' (2.95m x 2.74m)

Lounge

17' 2" x 10' 9" (5.23m x 3.28m)

Conservatory

9' 9" x 8' 4" (2.97m x 2.54m)

Bedroom One

13' 9" x 10' 10" (4.19m x 3.30m)

Bedroom Two

9' 8" x 9' 1" (2.95m x 2.77m)

Shower Room

W/C

Rear Garden

Driveway & Garage

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- SEMI DETACHED BUNGALOW
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING (SERVICED YEARLY)
- SOUTH EASTERLY FACING REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS

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

£285,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111804



Property Ref:
LGL111804 - 0002

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fox & sons



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk