



**Coppice Avenue, Eastbourne, BN20 9PY**



**welcome to**

## **Coppice Avenue, Eastbourne**

In the highly sought-after area of Wannock, surrounded by the South Downs, you will find this charming 2-bedroom semi-detached bungalow on Coppice Avenue. With nearby local shops, popular highly-accredited Willingdon schools and direct bus routes into Eastbourne and Polegate centres.





Total floor area 51.3 m<sup>2</sup> (552 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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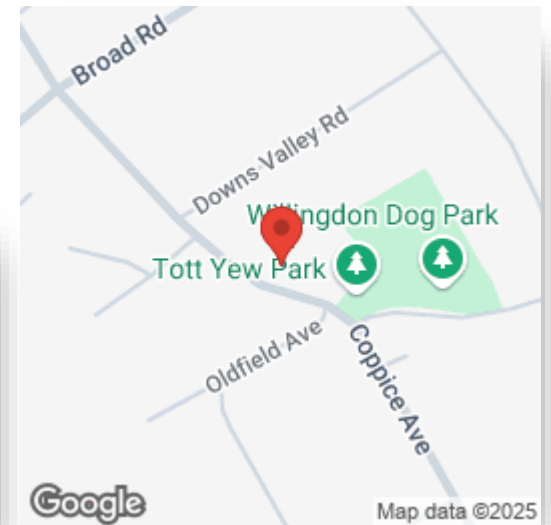
- LAUNCH EVENT - SAT 17TH MAY! Call to book your slot
- Desirable Wannock area
- Large luscious garden
- Outbuilding and 2x sheds with power
- Off-road parking for multiple cars

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PLG105317 - 0002

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