



**Great Cliffe Road, Eastbourne BN23 7AY**

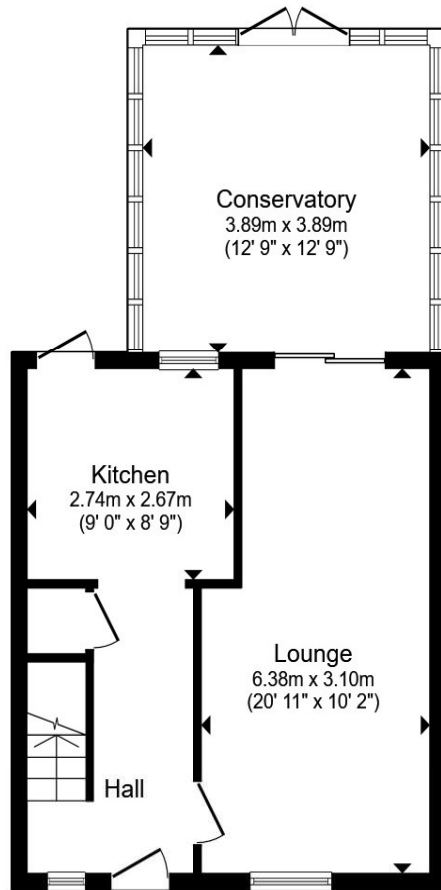


**welcome to**

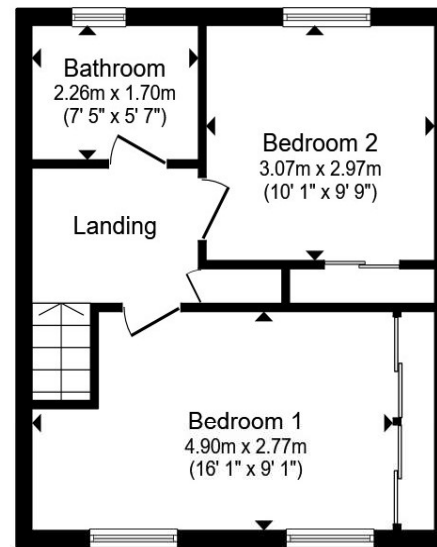
**Great Cliffe Road, Eastbourne**

**\*\* NEW TO THE MARKET \*\*** A delightful two bedroom family home located in a popular Langney location, benefiting from extended ground floor accommodation by way of a conservatory and driveway to the front, offered to the market with no forward chain!





**Ground Floor**



**First Floor**

Total floor area 85.6 m<sup>2</sup> (921 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

## Lounge

20' 11" x 10' 2" ( 6.38m x 3.10m )

## Kitchen

9' x 8' 9" ( 2.74m x 2.67m )

## Conservatory

12' 9" x 12' 9" ( 3.89m x 3.89m )

## Stairs To First Floor Landing

## Bedroom One

16' 1" x 9' 1" ( 4.90m x 2.77m )

## Bedroom Two

10' 1" x 9' 9" ( 3.07m x 2.97m )

## Bathroom

7' 5" x 5' 7" ( 2.26m x 1.70m )

## Rear Garden

## Driveway

welcome to

## Great Cliffe Road, Eastbourne

- \*\* NEW TO THE MARKET\*\*
- POPULAR LANGNEY LOCATION
- OFF ROAD PARKING
- EXTENDED GROUND FLOOR ACCOMMODATION
- NO FORWARD CHAIN!

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LGL111828 - 0003

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