



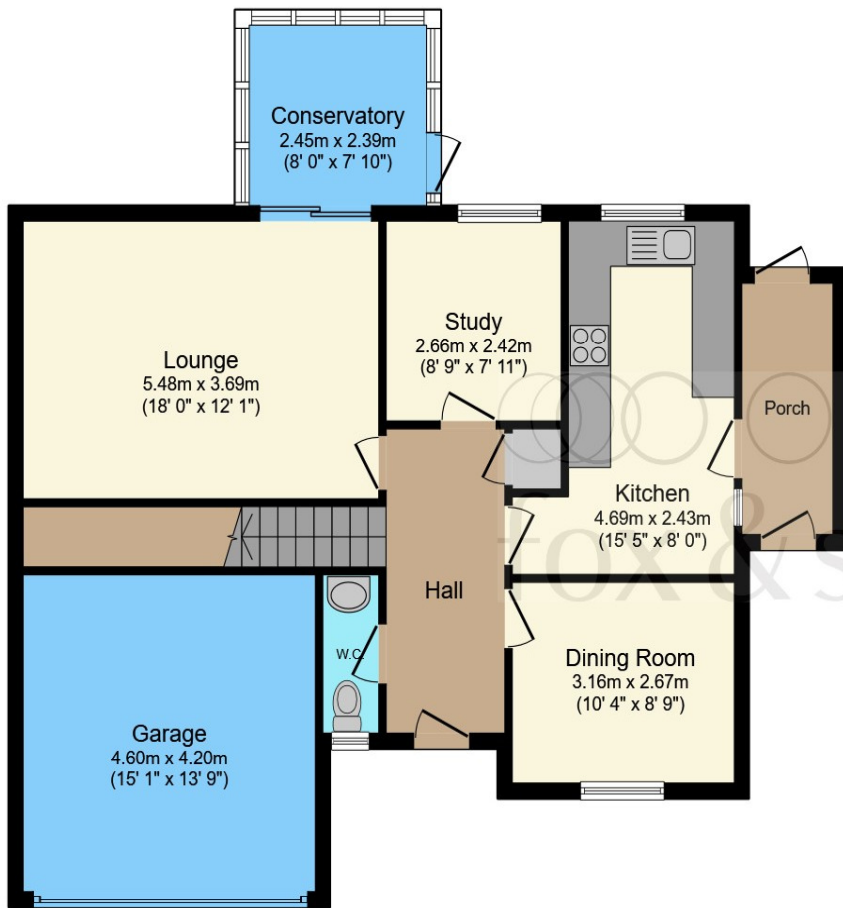
Rotherfield Avenue, Eastbourne BN23 8JZ

welcome to

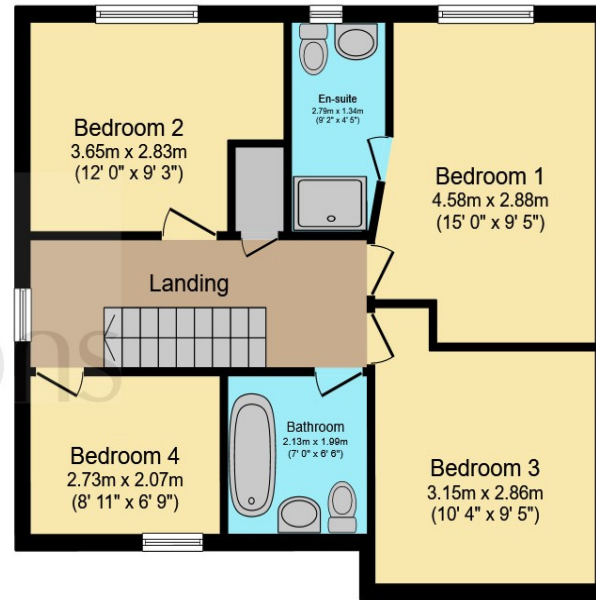
Rotherfield Avenue, Eastbourne

**** GUIDE PRICE ** £375,000 - £425,000**** Fox & Sons are delighted to present to the market this deceptively spacious detached family home, located in the highly sought-after Larkwood area of Eastbourne. This well-presented property offers versatile accommodation with four to five bedrooms.





Ground Floor



First Floor

Total floor area 147.3 m² (1,586 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

Downstairs W/C

Kitchen

15' 4" x 8' 2" (4.67m x 2.49m)

Dining Room

10' 4" x 8' 9" (3.15m x 2.67m)

Lounge

18' 1" x 12' 2" (5.51m x 3.71m)

Conservatory

9' 2" x 8' 1" (2.79m x 2.46m)

Study

8' 8" x 8' 3" (2.64m x 2.51m)

First Floor Landing

Bedroom One

14' 10" x 10' 4" (4.52m x 3.15m)

En-Suite

8' 11" x 4' 2" (2.72m x 1.27m)

Bedroom Two

12' 7" x 9' 3" (3.84m x 2.82m)

Bedroom Three

10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom Four

8' 11" x 7' (2.72m x 2.13m)

Bathroom

7' x 6' 6" (2.13m x 1.98m)

welcome to

Rotherfield Avenue, Eastbourne

- **** GUIDE PRICE ***** £375,000 - £425,000 **** SPACIOUS DETACHED FAMILY HOME**
- **LOCATED IN THE SOUGHT-AFTER LARKSWOOD AREA OF EASTBOURNE**
- **FOUR / FIVE BEDROOMS - THREE RECEPTION ROOMS**
- **DOUBLE GARAGE WITH LARGE DRIVEWAY TO THE FRONT OF THE PROPERTY**
- **LARGE KITCHEN / DINING AREA**

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£375,000 - £425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111432



Property Ref:

LGL111432 - 0009

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