



**Piltdown Way, Eastbourne BN23 8LB**

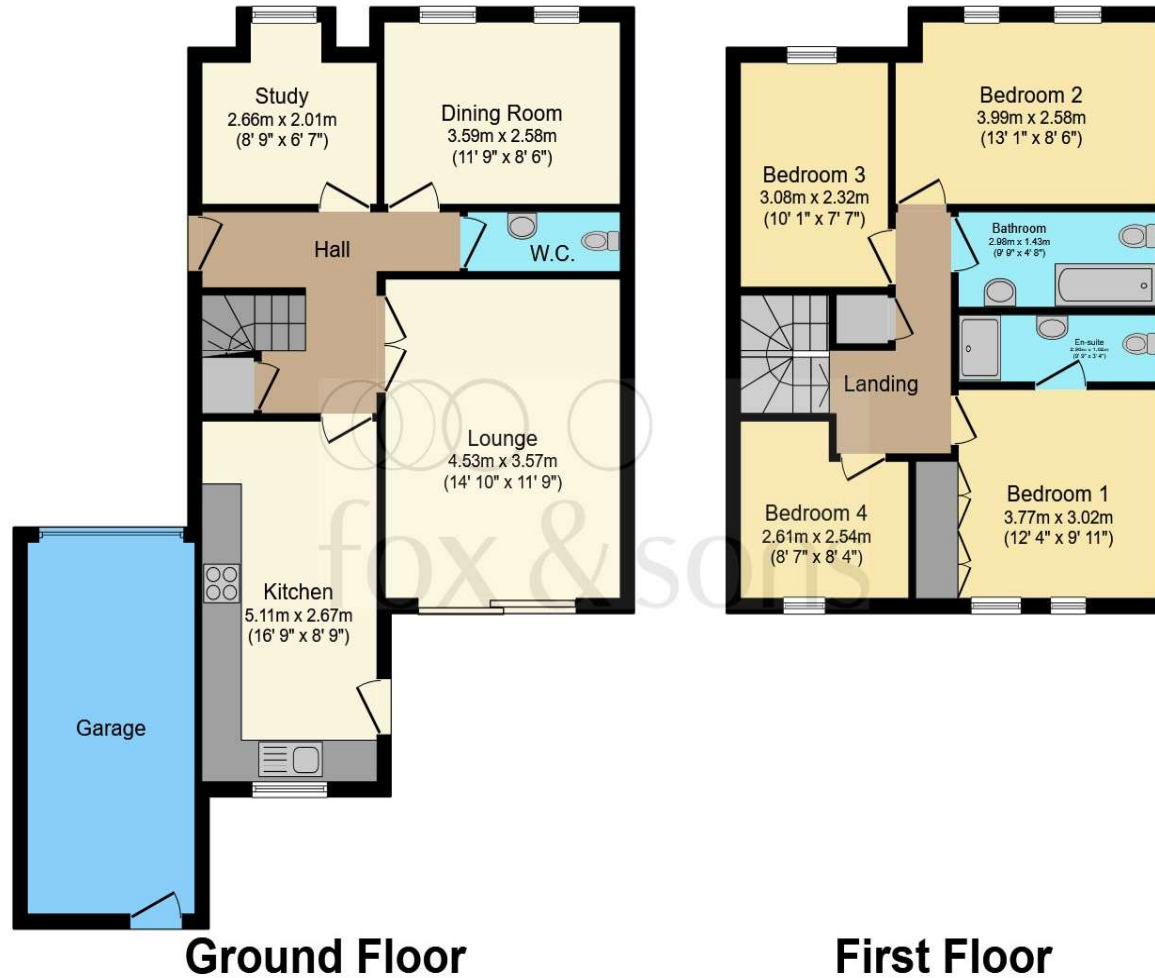


**welcome to**

**Piltdown Way, Eastbourne**

Four bedroom detached house located in the Langney area of Eastbourne being within close proximity to local shopping facilities, amenities and transport routes. The property itself boasts spacious living accommodation throughout with en suite to master, south facing garden, driveway and a garage!





Total floor area 121.8 m<sup>2</sup> (1,311 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)

## Entrance Hall

## Downstairs W/C

## Lounge

14' 10" x 11' 9" ( 4.52m x 3.58m )

## Kitchen

16' 9" x 8' 9" ( 5.11m x 2.67m )

## Dining Room

11' 9" x 8' 6" ( 3.58m x 2.59m )

## Study

8' 9" x 6' 7" ( 2.67m x 2.01m )

## First Floor Landing

## Bedroom One

12' 4" x 9' 11" ( 3.76m x 3.02m )

## En-Suite

9' 9" x 3' 4" ( 2.97m x 1.02m )

## Bedroom Two

13' 1" x 8' 6" ( 3.99m x 2.59m )

## Bedroom Three

10' 1" x 7' 7" ( 3.07m x 2.31m )

## Bedroom Four

8' 7" x 8' 4" ( 2.62m x 2.54m )

## Bathroom

9' 9" x 4' 8" ( 2.97m x 1.42m )

## Rear Garden

welcome to

## Piltdown Way, Eastbourne

- FOUR BEDROOM DETACHED HOUSE
- DINING ROOM, LOUNGE & STUDY
- MASTER BEDROOM WITH EN SUITE
- KITCHEN/ BREAKFAST ROOM
- DOWNSTAIRS WC

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

**£435,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LGL111768 - 0002

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