



**Ashburnham Road, Eastbourne BN21 2HX**

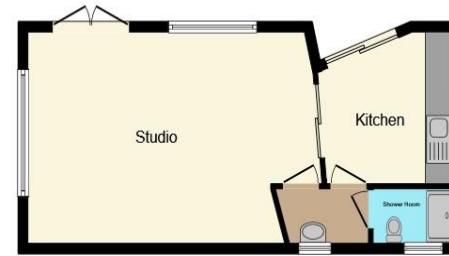
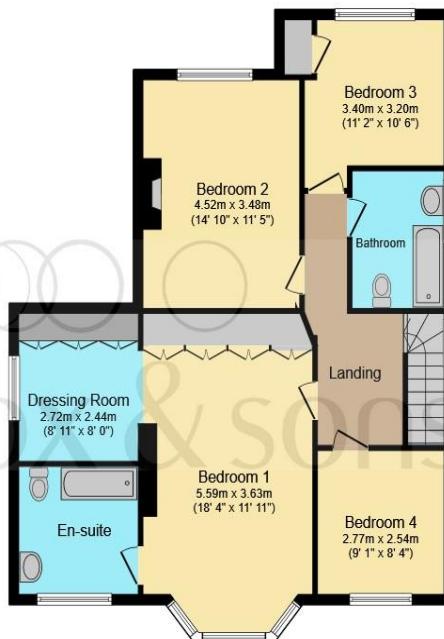
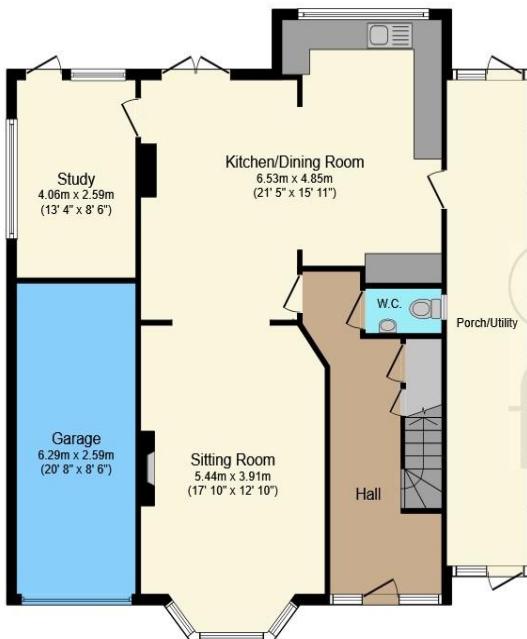
fox & sons

**welcome to**

## **Ashburnham Road, Eastbourne**

A remarkably spacious four bedroom detached family home large detached studio annexe set within one of Eastbourne's finest residential locations.  
GUIDE PRICE-£775,000-£795,000





## Entrance Hall

## Lounge

17' 10" x 12' 10" ( 5.44m x 3.91m )

## Kitchen/Dining Room

21' 5" x 15' 11" ( 6.53m x 4.85m )

## Dining Room

## Kitchen

## Reception Room

## Conservatory

## Study

13' 4" x 8' 6" ( 4.06m x 2.59m )

## Cloakroom

## First Floor Landing

## Bedroom 1

18' 4" x 11' 11" ( 5.59m x 3.63m )

## En - Suite

## Dressing Room

## Bedroom 2

14' 10" x 11' 5" ( 4.52m x 3.48m )

## Bedroom 3

11' 2" x 10' 6" ( 3.40m x 3.20m )

## Bedroom 4

9' 1" x 8' 4" ( 2.77m x 2.54m )

## Bathroom

## Outbuilding

Total floor area 247.2 m<sup>2</sup> (2,661 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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## Ashburnham Road, Eastbourne

- FOUR GENEROUS BEDROOMS
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- DRESSING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

**£775,000 - £795,000**



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