



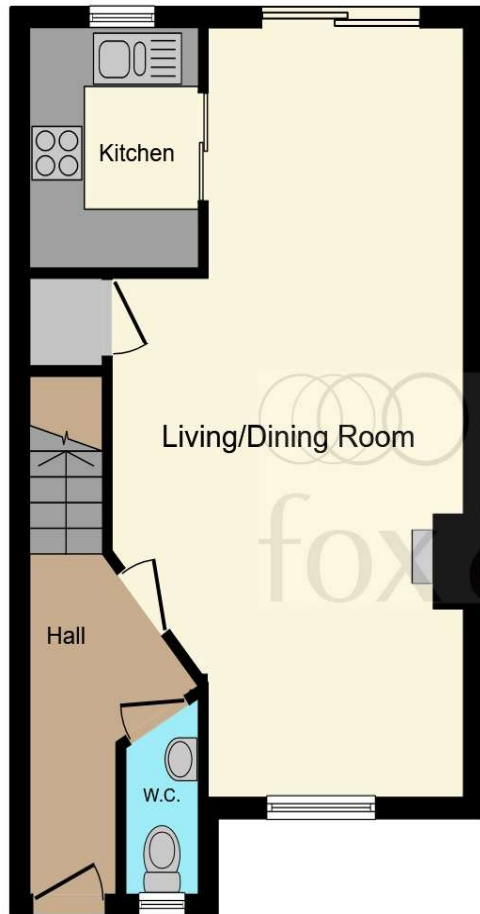
Santa Cruz Drive, Eastbourne BN23 5TA

welcome to

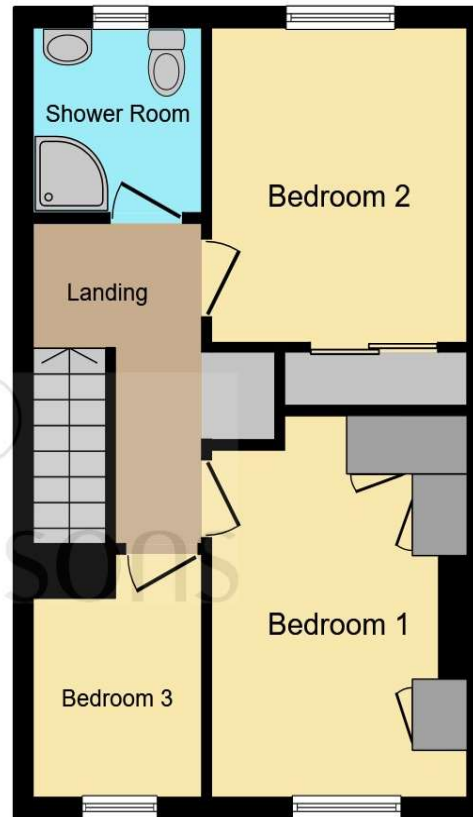
Santa Cruz Drive, Eastbourne

****PRICED TO SELL**** Fox and sons are delighted to present to the market this three bedroom family home located in the sought after South harbour of Eastbourne, boasting three bedrooms, shower room, downstairs wc, lounge/ dining room, kitchen, a private rear garden and a garage.





Ground Floor



First Floor

Entrance Hall

Cloakroom Wc

Lounge/ Dining room
24' 7" x 11' 2" (7.49m x 3.40m)

Kitchen
9' x 7' 2" (2.74m x 2.18m)

First Floor Landing

Bedroom One
11' 8" x 8' 2" (3.56m x 2.49m)

Bedroom Two
9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom Three
8' 5" x 6' 3" (2.57m x 1.91m)

Shower room

Outside

Rear Garden

Garage

Total floor area 76.5 m² (823 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

welcome to

Santa Cruz Drive, Eastbourne

- **PRICED TO SELL/ LOWEST PRICED HOUSE IN THE HARBOUR! / TWO MINUTE WALK FROM THE SEAFRONT
- FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE!
- **GUIDE PRICE** £250,000 - £270,000***
- DOWNSTAIRS WC
- LOUNGE/ DINING ROOM
- GARAGE AND PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price **£250,000**



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111144



Property Ref:
LGL111144 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk