Gardner Close,Eastbourne BN23 6DQ

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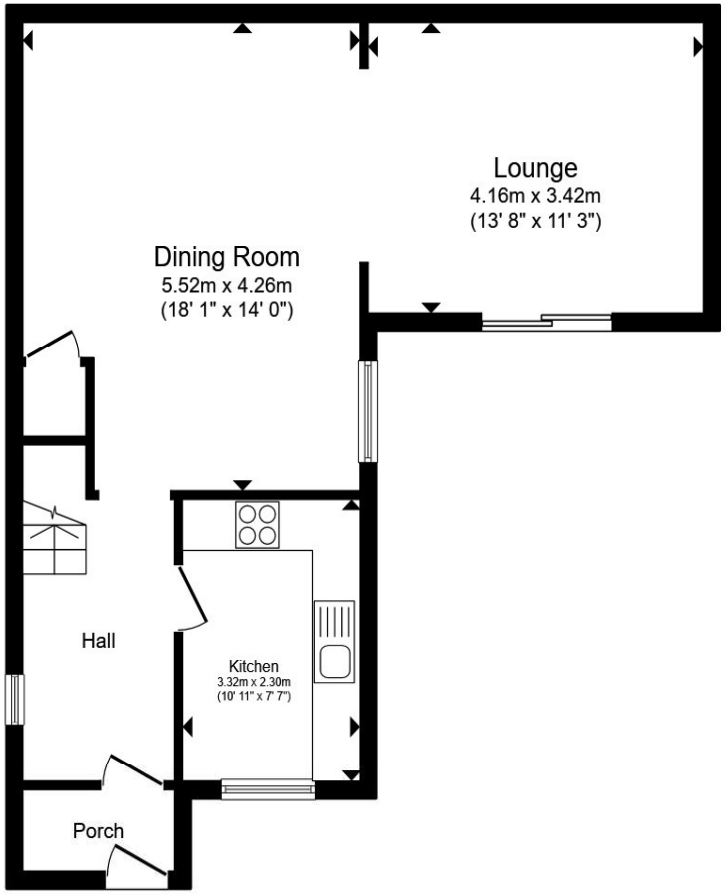
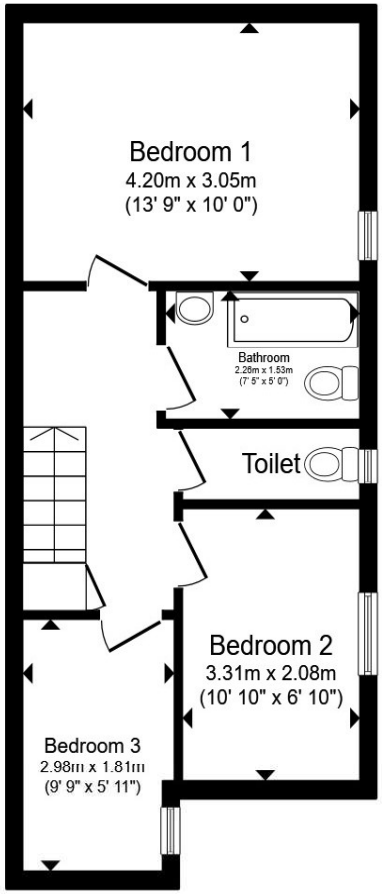
welcome to

Gardner Close, Eastbourne

A well-presented three-bedroom detached home occupying an enviable position in Langney Point. Offering excellent living space, a contemporary kitchen, three generous bedrooms, family bathroom, separate WC, attractive rear garden and garage. A fantastic family home.



Ground Floor



First Floor

Total floor area 92.9 m² (1,000 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

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Entrance Porch

Entrance Hall

Dining Room
18' 1" x 14' (5.51m x 4.27m)

Lounge
13' 8" x 11' 3" (4.17m x 3.43m)

Kitchen
10' 11" x 7' 7" (3.33m x 2.31m)

Stairs To First Floor Landing

Bedroom One
13' 9" x 10' (4.19m x 3.05m)

Bedroom Two
10' 10" x 6' 10" (3.30m x 2.08m)

Bedroom Three
9' 9" x 5' 11" (2.97m x 1.80m)

Bathroom

Seperate W/C

Rear Garden

Garage

Agent's Note

welcome to

Gardner Close, Eastbourne

- THREE-BEDROOM DETACHED HOME
- HIGHLY SOUGHT-AFTER LANGNEY POINT LOCATION
- BRIGHT AND SPACIOUS ACCOMMODATION
- GENEROUS OPEN-PLAN LIVING/DINING AREA
- MODERN FITTED KITCHEN

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

£325,000

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112258

The Property Ombudsman

Property Ref:
LGL112258 - 0004

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.

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