



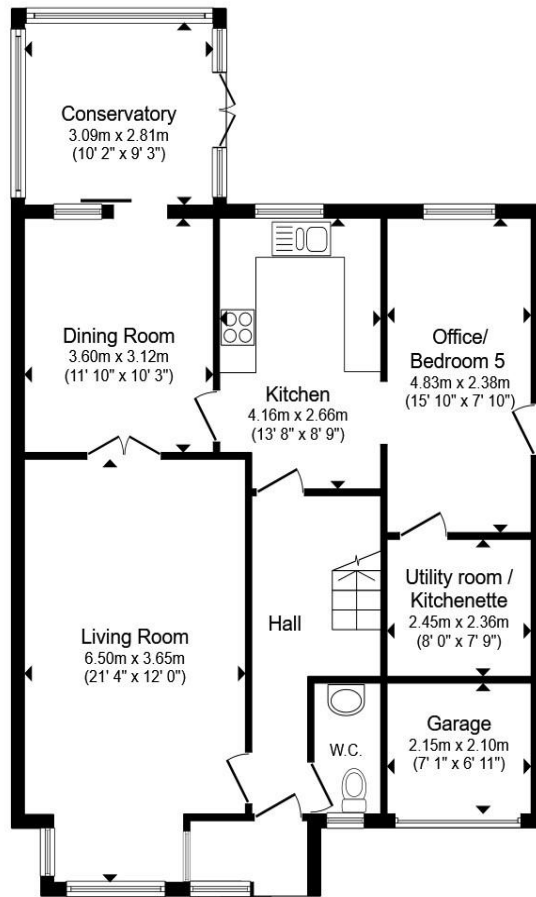
Cleveland Close, Eastbourne BN23 8ES

welcome to

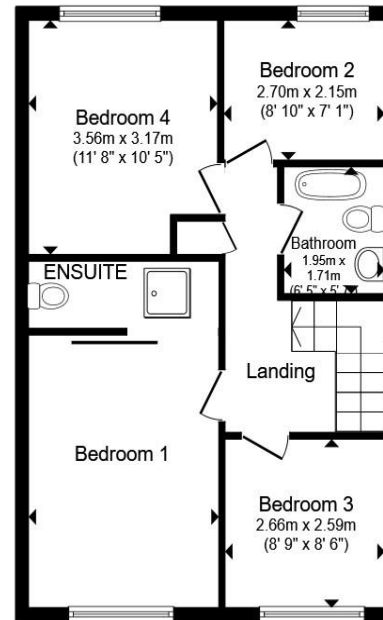
Cleveland Close, Eastbourne

GUIDE PRICE £375,000 - £400,000 A spacious and versatile 4/5 bedroom detached home, ideally positioned within a quiet cul-de-sac in the highly sought-after North Langney area. Offering multiple reception rooms, a driveway and garage, and a flexible layout including a annexe-style space.





Ground Floor



First Floor

Total floor area 143.3 m² (1,543 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



Entrance Porch

Entrance Hall

Downstairs W/C

Living Room

21' 4" x 12' (6.50m x 3.66m)

Dining Room

11' 10" x 10' 3" (3.61m x 3.12m)

Conservatory

10' 2" x 9' 3" (3.10m x 2.82m)

Kitchen

13' 8" x 8' 9" (4.17m x 2.67m)

Office/Bedroom Five

15' 10" x 7' 10" (4.83m x 2.39m)

Stairs To First Floor Landing

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)

En-Suite

Bedroom Two

8' 10" x 7' 1" (2.69m x 2.16m)

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

Bedroom Four

15' 4" x 10' 4" (4.67m x 3.15m)

Bathroom

welcome to

Cleveland Close, Eastbourne

- ***GUIDE PRICE £375,000 - £400,000*** 4/5 Bedroom
- Detached Home
- Cul-De-Sac Location in North Langney
- Driveway & Garage
- Multiple Reception Rooms
- Conservatory

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

guide price

£375,000 - £400,000



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111885



Property Ref:
LGL111885 - 0006

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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