



**Sevenoaks Road, Eastbourne BN23 7JQ**

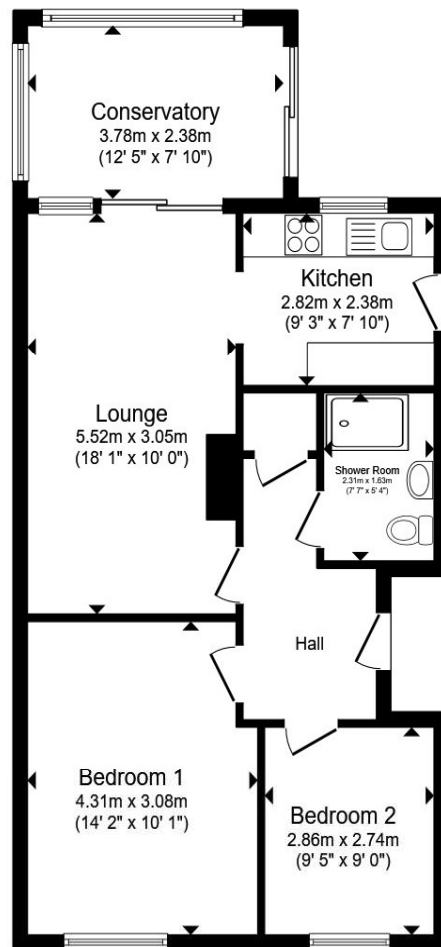


**welcome to**

**Sevenoaks Road, Eastbourne**

A well maintained two double bedroom semi-detached bungalow enjoying uninterrupted countryside outlooks, situated within the highly desirable Langney location. Offering generous living accommodation, a bright conservatory, modern wet room, garage and off road parking, the property is conveniently





## Entrance Hall

## Lounge

18' 1" x 10' ( 5.51m x 3.05m )

## Conservatory

12' 5" x 7' 10" ( 3.78m x 2.39m )

## Kitchen

9' 3" x 7' 10" ( 2.82m x 2.39m )

## Bedroom One

14' 2" x 10' 1" ( 4.32m x 3.07m )

## Bedroom Two

9' 5" x 9' ( 2.87m x 2.74m )

## Wet Room

7' 7" x 5' 4" ( 2.31m x 1.63m )

Total floor area 67.4 m<sup>2</sup> (725 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](http://www.propertybox.io)

welcome to

## Sevenoaks Road, Eastbourne

- TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- UNINTERRUPTED VIEWS ACROSS PROTECTED FARMLAND
- ADDITIONAL CONSERVATORY RECEPTION SPACE
- FITTED KITCHEN WITH AMPLE STORAGE & MODERN FITTED WET ROOM
- HIGHLY REGARDED LANGNEY LOCATION

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

**£290,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111847](https://fox-and-sons.co.uk/Property/LGL111847)



Property Ref:  
LGL111847 - 0002

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](mailto:langney@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**