



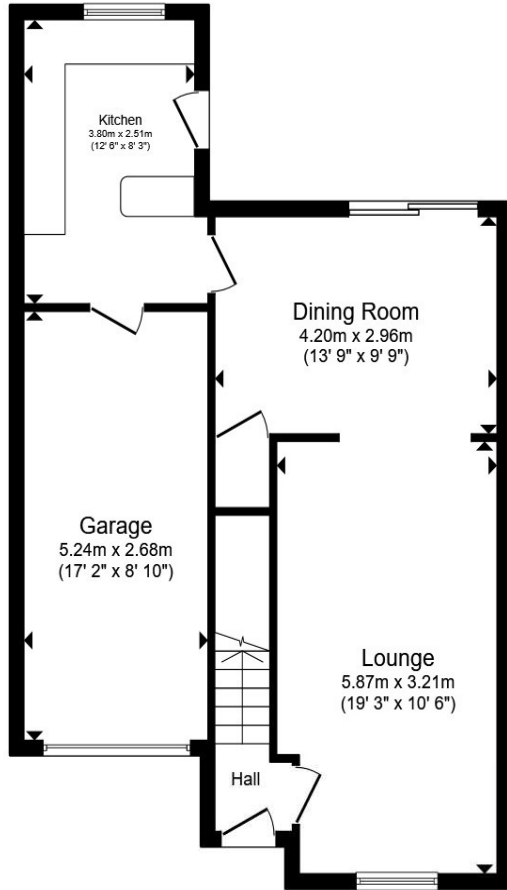
**Trossachs Close, Eastbourne BN23 8HA**

**welcome to**

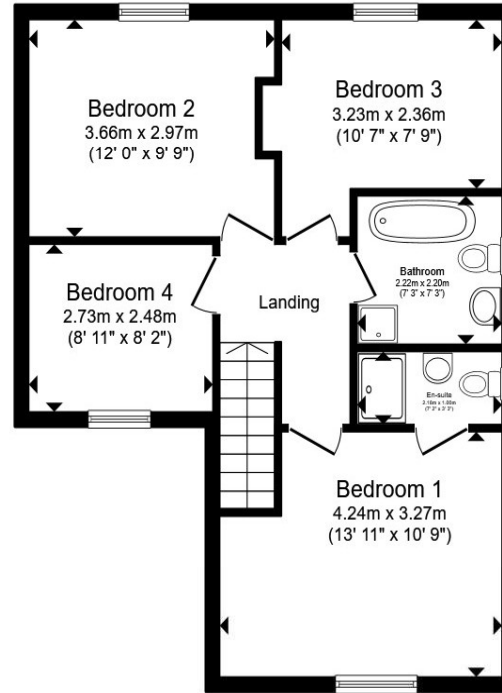
**Trossachs Close, Eastbourne**

Spacious four-bedroom detached family home located in the highly sought-after Pennine Estate area of Langney. Offering generous living accommodation, a south-facing rear garden, garage and driveway parking, this fantastic property is ideally positioned close to schools, shops and local amenities.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge / Diner**

19' 3" x 10' 6" ( 5.87m x 3.20m )

**Kitchen**

12' 6" x 8' 3" ( 3.81m x 2.51m )

**First Floor Landing**

**Bedroom One**

13' 11" x 10' 9" ( 4.24m x 3.28m )

**En Suite**

**Bedroom Two**

12' x 9' 9" ( 3.66m x 2.97m )

**Bedroom Three**

10' 7" x 7' 9" ( 3.23m x 2.36m )

**Bedroom Four**

8' 11" x 8' 2" ( 2.72m x 2.49m )

**Bathroom**

**Garage**

**Rear Garden**

**Driveway / Front Garden**

Total floor area 113.9 m<sup>2</sup> (1,226 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)



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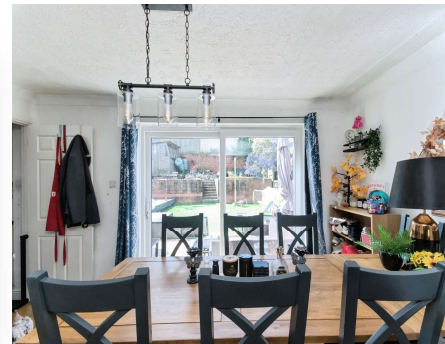
## Trossachs Close, Eastbourne

- Four-bedroom detached family home - CHAIN FREE
- Sought-after Pennine Estate location
- Spacious triple-aspect lounge/dining room
- South-facing rear garden
- Modern en suite to principal bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £400,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL112025](https://fox-and-sons.co.uk/Property/LGL112025)



Property Ref:  
LGL112025 - 0002

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