



**Avebury Mews, Eastbourne BN23 7FA**

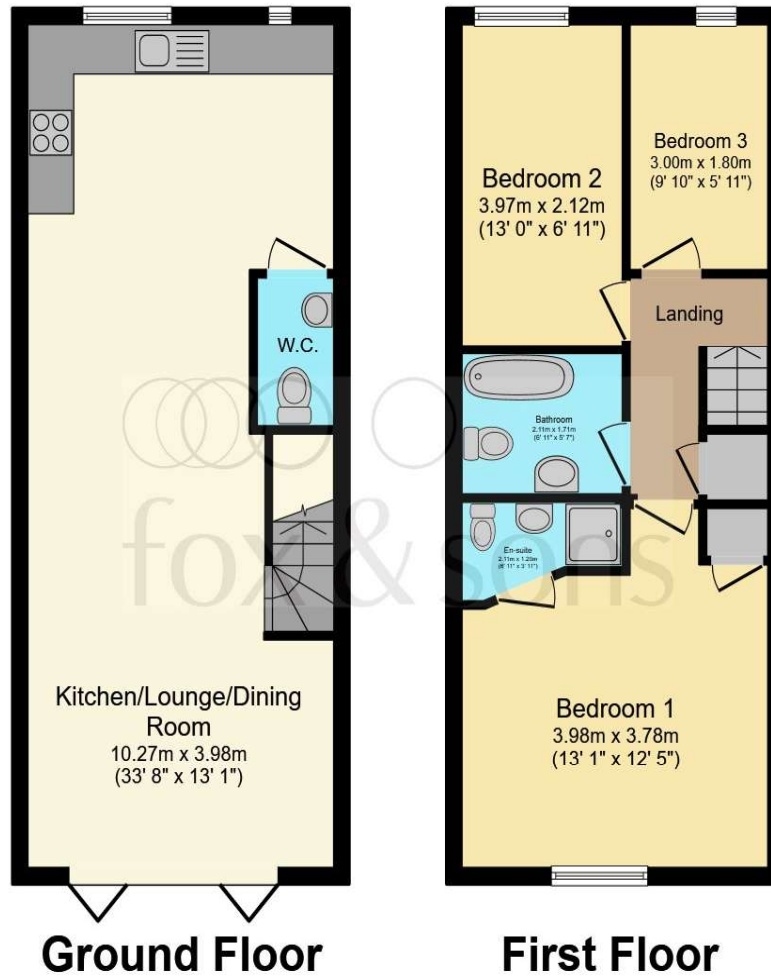


**welcome to**

**Avebury Mews, Eastbourne**

\*\*\* GUIDE PRICE\*\*\* £315,000 -£330,000 \*\*\*Fox & Sons are delighted to present this beautifully presented and modern three-bedroom family home, ideally located in the popular Langney area.





## Entrance

## Open Plan Kitchen

9' 10" x 13' 2" ( 3.00m x 4.01m )

## Lounge

23' 9" x 13' ( 7.24m x 3.96m )

## Downstairs Wc

## Stairs To First Floor Landing

## Bedroom One

13' 1" x 12' 5" ( 3.99m x 3.78m )

## En-Suite

## Bedroom Two

13' x 6' 11" ( 3.96m x 2.11m )

## Bedroom Three

9' 10" x 5' 11" ( 3.00m x 1.80m )

## Bathroom

## Rear Garden

## Parking

Total floor area 82.1 m<sup>2</sup> (883 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](http://www.focalagent.com)

welcome to

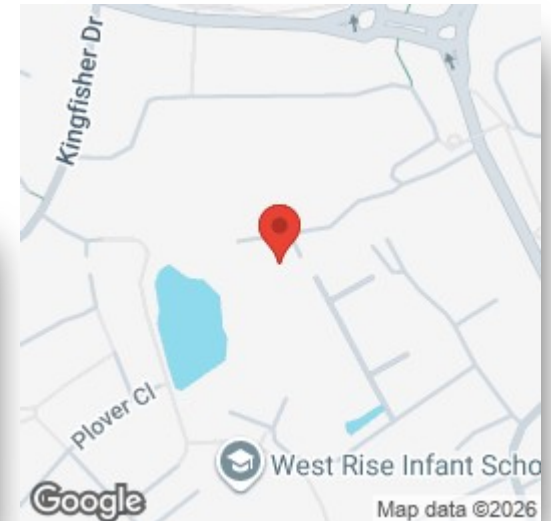
## Avebury Mews, Eastbourne

- \*\*\* GUIDE PRICE\*\*\* £315,000 -£330,000 \*\*\*THREE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM AND GROUND FLOOR WC
- CONTEMPORARY FITTED KITCHEN
- ALLOCATED PARKING SPACE

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

guide price

**£315,000 - £330,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111859](https://fox-and-sons.co.uk/Property/LGL111859)



Property Ref:  
LGL111859 - 0003

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