



**Avebury Mews, Eastbourne BN23 7FA**

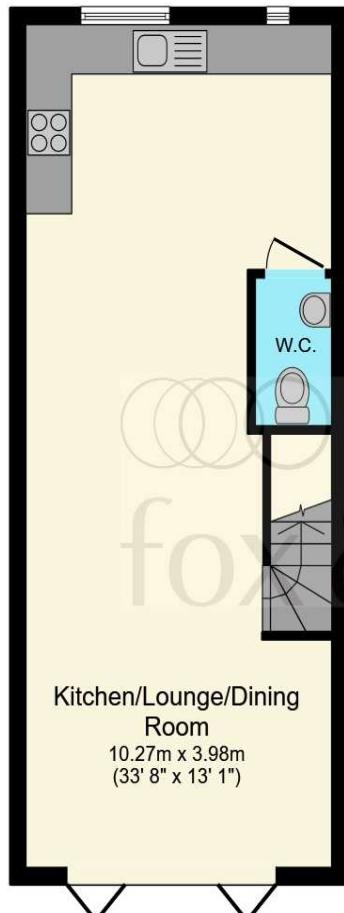
fox & sons

**welcome to**

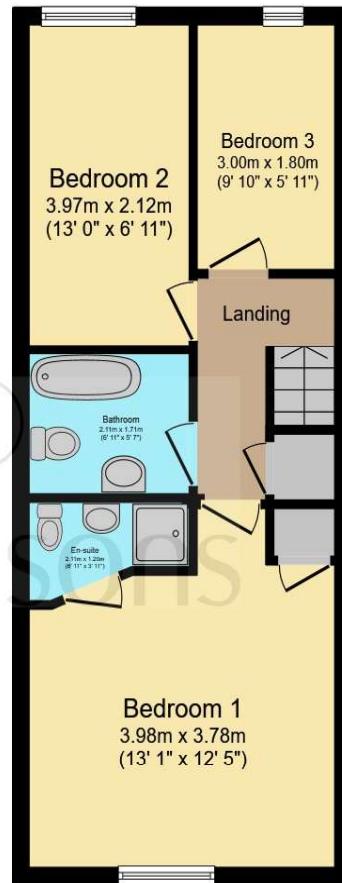
## **Avebury Mews, Eastbourne**

\*\*\* 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.





**Ground Floor**



**First Floor**

**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)

**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**

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**



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Property Ref:  
LGL111859 - 0003



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