



Tolkien Road, Eastbourne BN23 7AL

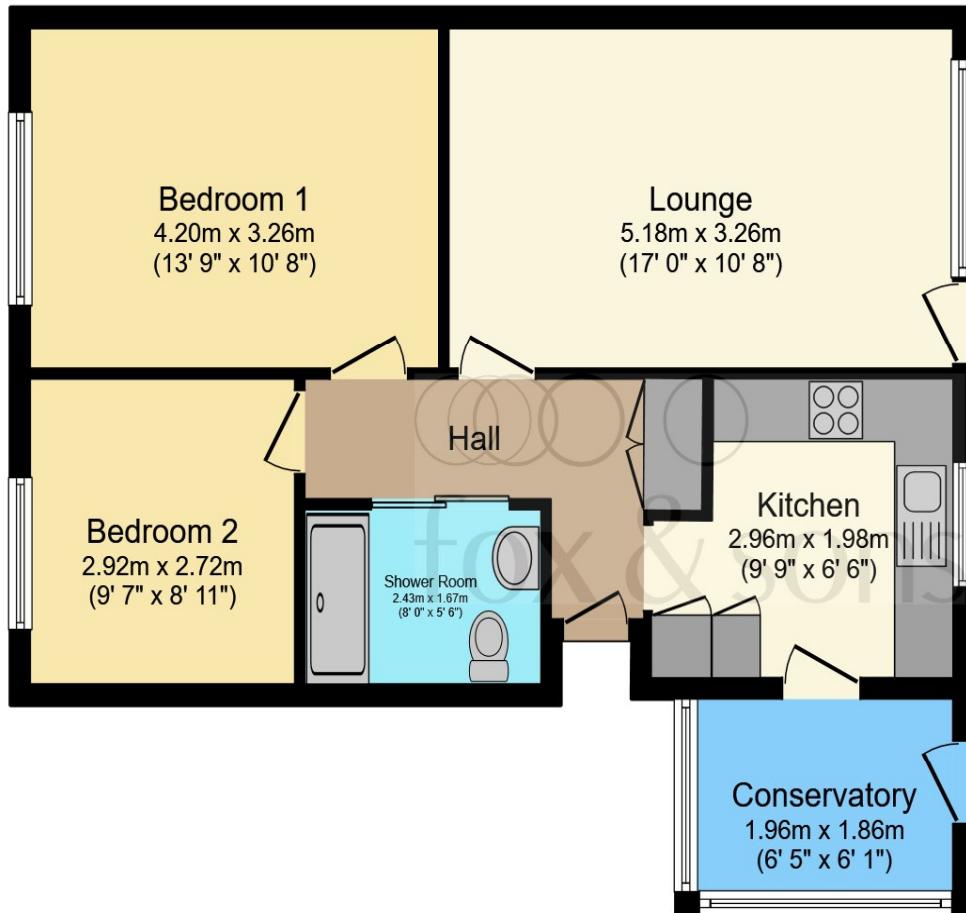
fox & sons

welcome to

Tolkien Road, Eastbourne

Well-presented two-bedroom semi-detached bungalow on a generous plot, offered freehold with garage. Ideal for downsizers or buyers seeking single-level living in a quiet residential area.

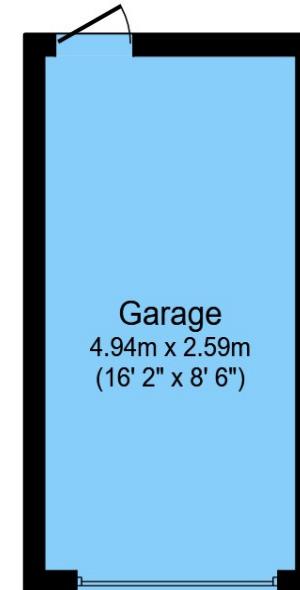




Floor Plan

Total floor area 76.9 m² (827 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



Garage

Entrance Hall

Lounge

17' x 10' 8" (5.18m x 3.25m)

Kitchen

9' 9" x 6' 6" (2.97m x 1.98m)

Conservatory

6' 5" x 6' 1" (1.96m x 1.85m)

Bedroom One

13' 9" x 10' 8" (4.19m x 3.25m)

Bedroom Two

9' 7" x 8' 11" (2.92m x 2.72m)

Shower Room

8' x 5' 6" (2.44m x 1.68m)

Rear Garden

Garage

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Tolkien Road, Eastbourne

- TWO DOUBLE BEDROOMS
- CHAIN FREE
- GARAGE
- NEWLY PAINTED AND FRESH CARPET
- A MUST VIEW!!

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£325,000



view this property online fox-and-sons.co.uk/Property/LGL111428

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Property Ref:
LGL111428 - 0006



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