



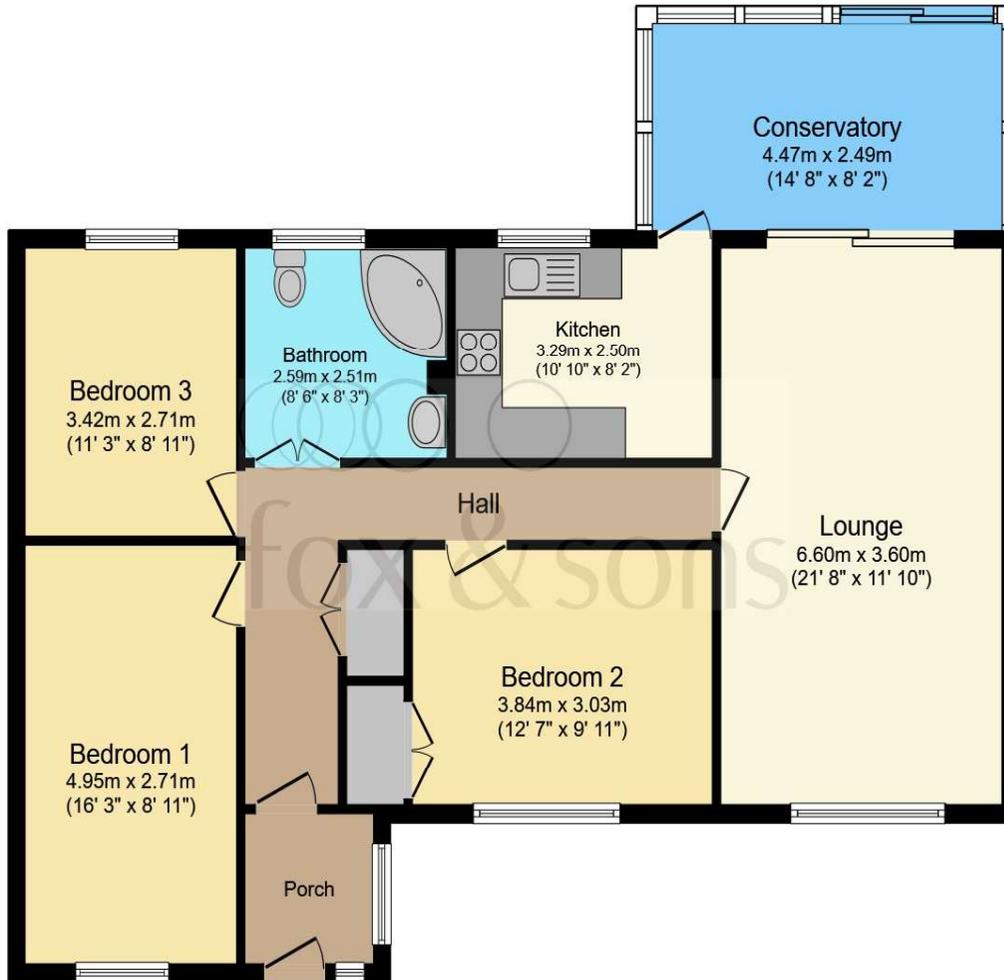
St. Antonys Avenue, Eastbourne BN23 6LP

welcome to

St. Anthonys Avenue, Eastbourne

GUIDE PRICE £375,000- £400,000 A rare and exciting opportunity to acquire this deceptively spacious detached bungalow, peacefully nestled within a quiet private road shared by just three exclusive properties on St Anthony's area of Eastbourne.





Entrance Porch

Entrance Hall

Lounge

21' 8" x 11' 10" (6.60m x 3.61m)

Kitchen

10' 10" x 8' 2" (3.30m x 2.49m)

Conservatory

14' 8" x 8' 2" (4.47m x 2.49m)

Bedroom One

16' 3" x 8' 11" (4.95m x 2.72m)

Bedroom Two

12' 7" x 9' 11" (3.84m x 3.02m)

Bedroom Three

11' 3" x 8' 11" (3.43m x 2.72m)

Bathroom

8' 6" x 8' 3" (2.59m x 2.51m)

Front And Rear Garden

Garage

Off Road Parking

Total floor area 102.6 m² (1,105 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

welcome to

St. Anthonys Avenue, Eastbourne

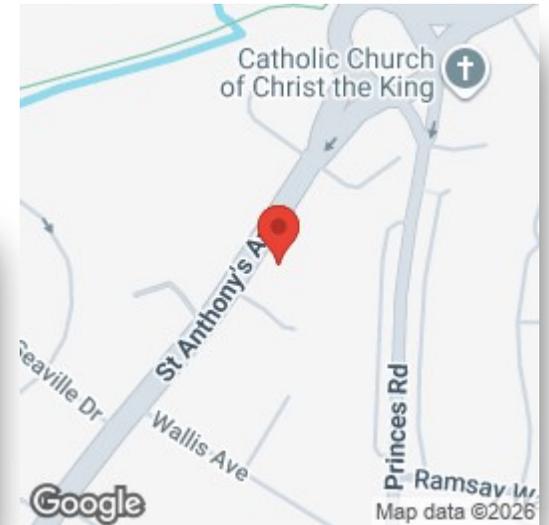
- ***GUIDE PRICE £375,000- £400,000*** COMPLETELY PRIVATE REAR GARDEN OVER 100 FT
- GARDEN MAINLY LAID TO LAWN WITH MATURE TREES AND WILDLIFE AREAS
- DETACHED BUNGALOW IN EXCLUSIVE PRIVATE ROAD
- LARGE LOUNGE/DINING ROOM
- DETACHED GARAGE AND PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£375,000 - £400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111281



Property Ref:
LGL111281 - 0013

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.



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk