



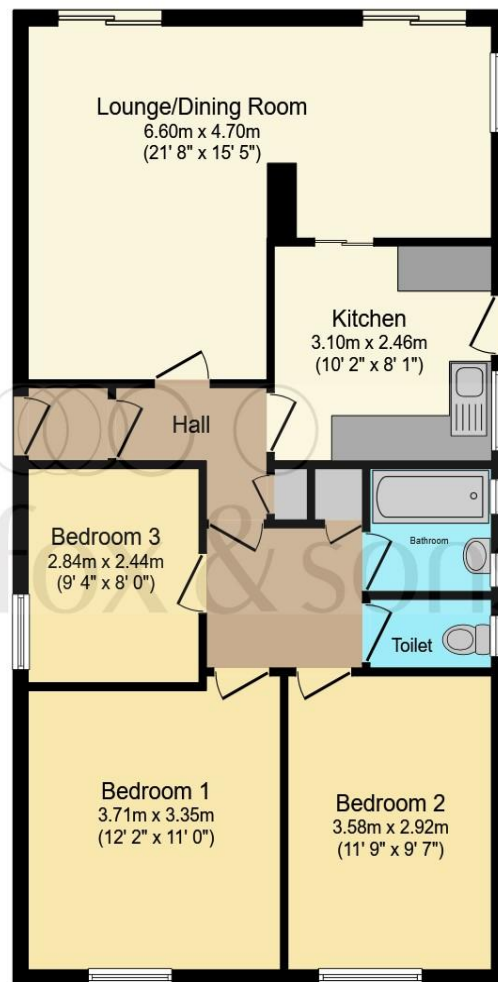
Pococks Road, Eastbourne BN21 2RP

welcome to

Pococks Road, Eastbourne

****GUIDE PRICE-£325,000-£345,000****A three bedroom detached bungalow being offered to the market chain free and benefiting from stunning panoramic views across Eastbourne. Further boasting garage and off-road parking and available to view immediately.





Entrance Porch

Entrance Hall

Lounge / Dining Room

21' 8" max x 15' 5" (6.60m max x 4.70m)

Kitchen

10' 2" x 8' 1" (3.10m x 2.46m)

Bedroom 1

12' 2" x 11' (3.71m x 3.35m)

Bedroom 2

11' 9" x 9' 7" (3.58m x 2.92m)

Bedroom 3

9' 4" x 8' (2.84m x 2.44m)

Bathroom

Cloakroom

Front Garden

Rear Garden

Garage

Total floor area 82.7 m² (890 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

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- GUIDE PRICE-£325,000-£345,000
- STUNNING VIEWS ACROSS EASTBOURNE AND WONDERFUL SEA VIEWS
- THREE BEDROOMS
- GARAGE
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£325,000 - £345,000



view this property online fox-and-sons.co.uk/Property/EBN120434



Property Ref:
EBN120434 - 0005

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.

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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.


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