



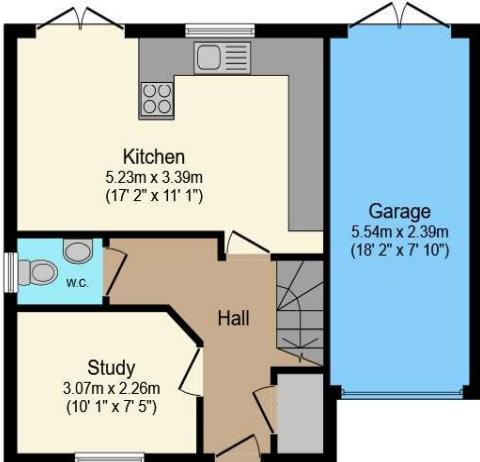
The Piazza, Eastbourne BN23 5TG

welcome to

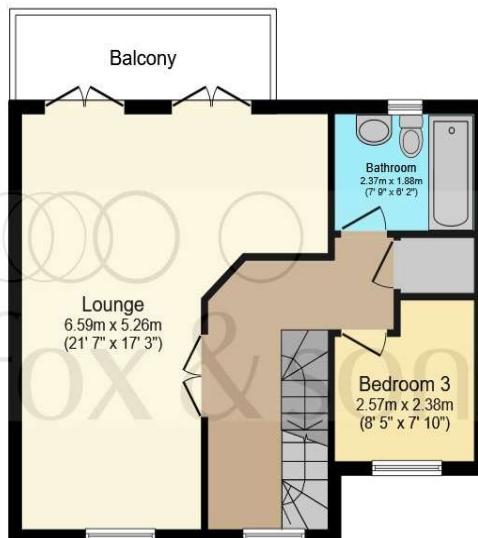
The Piazza, Eastbourne

Fox and Sons are delighted to present to the market this immaculate town house in the ever sought after South harbour location, referred to locally as " Little Venice" the property is set within a gated community with well kept grounds, **VIEWING ESSENTIAL!**

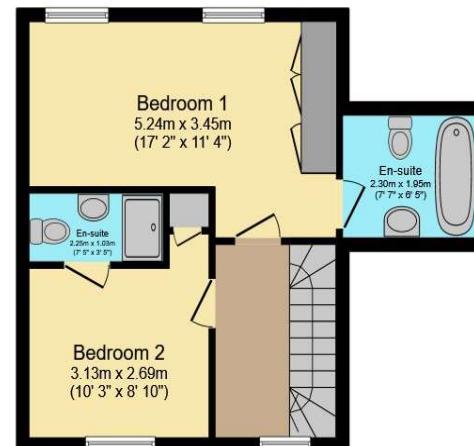




Ground Floor



First Floor



Second Floor

Total floor area 136.2 m² (1,466 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

Entrance Hall

Downstairs W/C

Bedroom Four/Study

10' 1" x 7' 5" (3.07m x 2.26m)

Kitchen

17' 2" x 11' 1" (5.23m x 3.38m)

Stairs To First Floor Landing

Lounge

21' 7" x 17' 3" (6.58m x 5.26m)

Balcony

Bedroom Three

8' 5" x 7' 10" (2.57m x 2.39m)

Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

Stairs To Second Floor Landing

Bedroom One

17' 2" x 11' 4" (5.23m x 3.45m)

En-Suite

7' 7" x 6' 5" (2.31m x 1.96m)

Bedroom Two

10' 3" x 8' 10" (3.12m x 2.69m)

En-Suite

7' 5" x 3' 5" (2.26m x 1.04m)

welcome to

The Piazza, Eastbourne

- FOUR BEDROOM FAMILY HOME IN GATED DEVELOPMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER SOUTH HARBOUR LOCATION
- PRIVATE BALCONY
- SHORT WALK TO THE HARBOUR & BEACH

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£475,000



view this property online fox-and-sons.co.uk/Property/LGL111793

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.



Property Ref:
LGL111793 - 0002



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk