



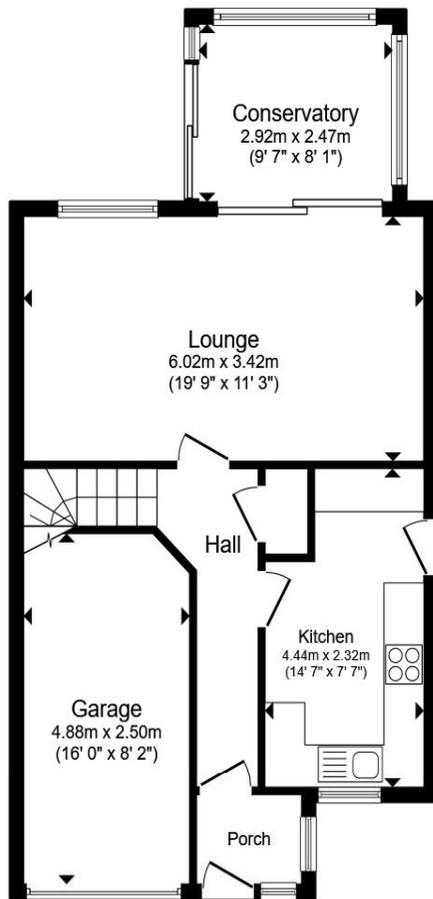
Penrith Way, EASTBOURNE BN23 8NS

welcome to

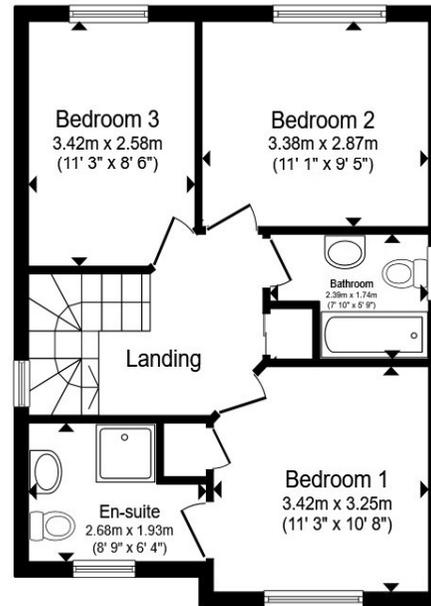
Penrith Way, EASTBOURNE

A well maintained three bedroom detached home, positioned within the sought after area just off Friday Street. Offering generous living accommodation, two bathrooms, conservatory, driveway parking and garage, this property is ideal for families or buyers looking for versatile living space.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Kitchen

14' 7" x 7' 7" (4.45m x 2.31m)

Lounge

19' 9" x 11' 3" (6.02m x 3.43m)

Conservatory

9' 7" x 8' 1" (2.92m x 2.46m)

Stairs To First Floor Landing

Bedroom One

11' 3" x 10' 8" (3.43m x 3.25m)

En-Suite

8' 9" x 6' 4" (2.67m x 1.93m)

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom Three

11' 3" x 8' 6" (3.43m x 2.59m)

Bathroom

7' 10" x 5' 9" (2.39m x 1.75m)

Outside

Total floor area 108.0 m² (1,163 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.propertybox.io



welcome to

Penrith Way, EASTBOURNE

- *GUIDE PRICE £375,000 - £400,000* DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- CONSERVATORY / ADDITIONAL RECEPTION SPACE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES

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/LGL111836



Property Ref:
LGL111836 - 0006

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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