



**Cook Avenue, Eastbourne BN23 6DX**



**welcome to**

**Cook Avenue, Eastbourne**

Fox & Sons are delighted to offer this three-bedroom detached bungalow occupying a corner plot and offering fantastic potential throughout. The property benefits from a spacious driveway, garage, and generous accommodation in need of modernisation - perfect for buyers looking to make it their own.





## Entrance Porch

## Lounge/Dining Room

18' 4" x 15' 7" ( 5.59m x 4.75m )

## Kitchen

10' 11" x 6' 9" ( 3.33m x 2.06m )

## Bedroom Three

8' 2" x 7' 4" ( 2.49m x 2.24m )

## Bedroom One

11' 9" x 9' ( 3.58m x 2.74m )

## Bedroom Two

10' 1" x 9' 5" ( 3.07m x 2.87m )

## Bathroom

## Rear Garden

## Driveway And Garage

Total floor area 78.5 m<sup>2</sup> (845 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](http://www.focalagent.com)

welcome to

## Cook Avenue, Eastbourne

- \*\*\*GUIDE PRICE £300,000 - £320,000\*\*\* Detached Bungalow on a Corner Plot
- Three Bedrooms
- Spacious Lounge with Porch
- Driveway with Parking for Multiple Cars
- Garage

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

guide price

**£300,000 - £320,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111571](https://fox-and-sons.co.uk/Property/LGL111571)



Property Ref:  
LGL111571 - 0004

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