



**Santa Cruz Drive, Eastbourne BN23 5TA**

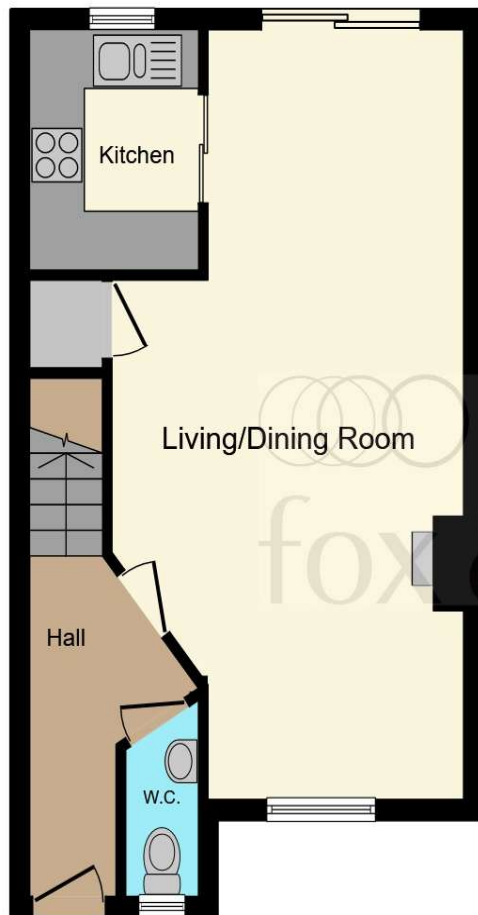


**welcome to**

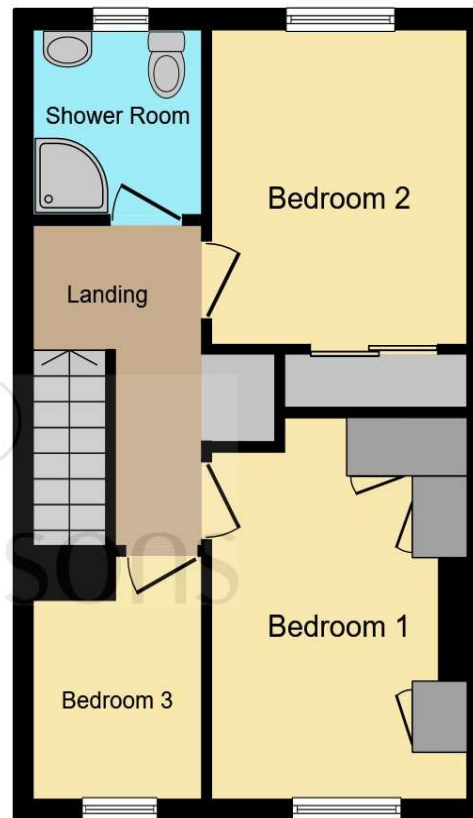
**Santa Cruz Drive, Eastbourne**

**\*\*GUIDE PRICE \*\* £260,000- £280,000\*\*\*** Fox and sons are delighted to present to the market this three bedroom family home located in the sought after South harbour of Eastbourne, boasting three bedrooms, shower room, downstairs wc, lounge/ dining room, kitchen, a private rear garden and a garage.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom Wc**

**Lounge/ Dining room**  
24' 7" x 11' 2" ( 7.49m x 3.40m )

**Kitchen**  
9' x 7' 2" ( 2.74m x 2.18m )

**First Floor Landing**

**Bedroom One**  
11' 8" x 8' 2" ( 3.56m x 2.49m )

**Bedroom Two**  
9' 5" x 8' 2" ( 2.87m x 2.49m )

**Bedroom Three**  
8' 5" x 6' 3" ( 2.57m x 1.91m )

**Shower room**

**Outside**

**Rear Garden**

**Garage**

Total floor area 76.5 m<sup>2</sup> (823 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)

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## Santa Cruz Drive, Eastbourne

- \*\*GUIDE PRICE \*\* £260,000- £280,000\*\*\*
- SHOWER ROOM
- DOWNSTAIRS WC
- LOUNGE/ DINING ROOM
- GARAGE AND PARKING

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

guide price

**£260,000 - £280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LGL111144 - 0012

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