



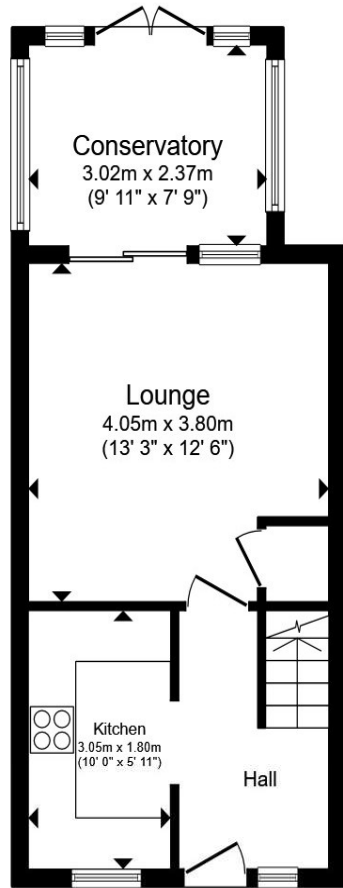
**Piltdown Way, Eastbourne BN23 8LB**

**welcome to**

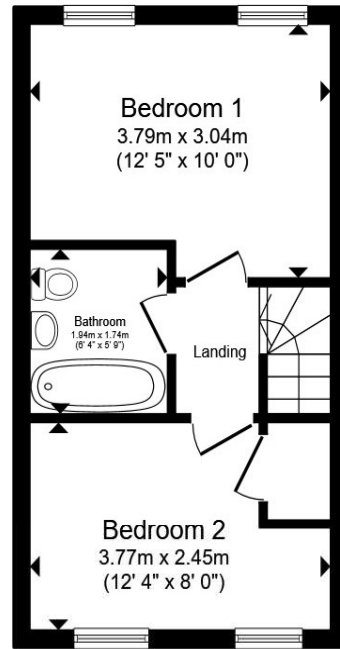
**Piltdown Way, Eastbourne**

\*\*\*GUIDE PRICE £250,000 - £270,000\*\*\* A well-presented two-bedroom terraced home in North Langney, offering off-road parking for two vehicles, a modern fitted kitchen, conservatory, and a generous low-maintenance rear garden. Ideal for first-time buyers or small families.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Kitchen**

10' x 5' 11" ( 3.05m x 1.80m )

**Lounge**

13' 3" x 12' 6" ( 4.04m x 3.81m )

**Conservatory**

9' 11" x 7' 9" ( 3.02m x 2.36m )

**Stairs To First Floor Landing**

**Bedroom One**

12' 5" x 10' ( 3.78m x 3.05m )

**Bedroom Two**

12' 4" x 8' ( 3.76m x 2.44m )

**Bathroom**

6' 4" x 5' 9" ( 1.93m x 1.75m )

**Rear Garden**

Total floor area 62.1 m<sup>2</sup> (668 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](http://www.propertybox.io)



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## Piltdown Way, Eastbourne

- \*\*\*GUIDE PRICE £250,000 - £270,000\*\*\* Two double bedroom terraced home
- Popular North Langney location
- Off-road parking for two vehicles
- Modern fitted kitchen with appliances
- Spacious living room

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

guide price

**£250,000 - £270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111775](https://fox-and-sons.co.uk/Property/LGL111775)



Property Ref:  
LGL111775 - 0006

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