



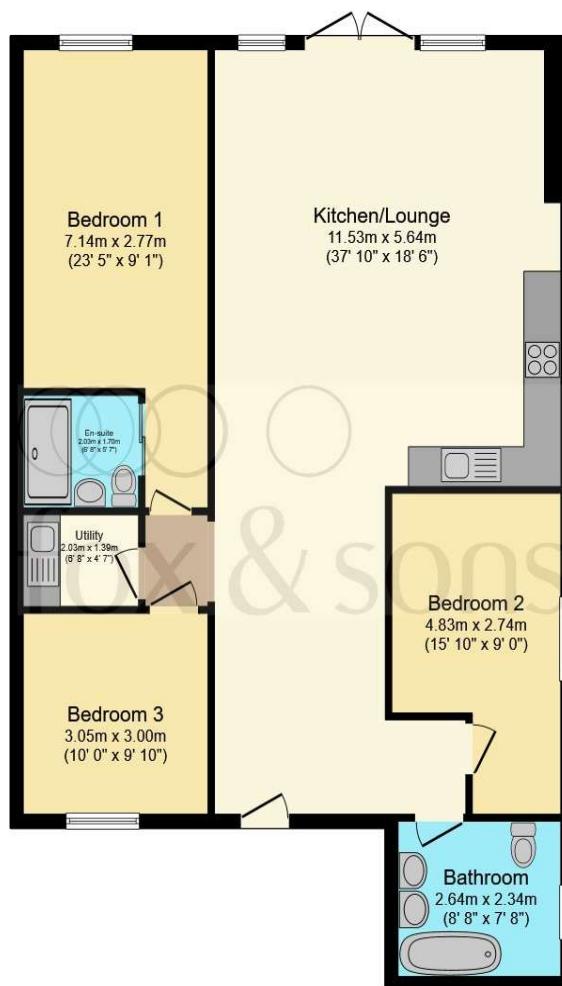
**Langney Green, Eastbourne BN23 6HY**

**welcome to**

## **Langney Green, Eastbourne**

Beautifully presented three-bedroom semi-detached bungalow in a quiet Langney Green cul-de-sac, offering open-plan living, two modern bathrooms, landscaped garden, and off-road parking. Viewing highly recommended!





**Kitchen/Lounge**  
37' 10" x 18' 6" ( 11.53m x 5.64m )

**Utility Room**

**Bedroom One**  
23' 5" x 9' 1" ( 7.14m x 2.77m )

**En-Suite**

**Bedroom Two**  
15' 10" x 9' ( 4.83m x 2.74m )

**Bedroom Three**  
10' x 9' 10" ( 3.05m x 3.00m )

**Rear Garden**

**Driveway**

**Driveway & Garage**

**Total floor area 107.3 m<sup>2</sup> (1,155 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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## Langney Green, Eastbourne

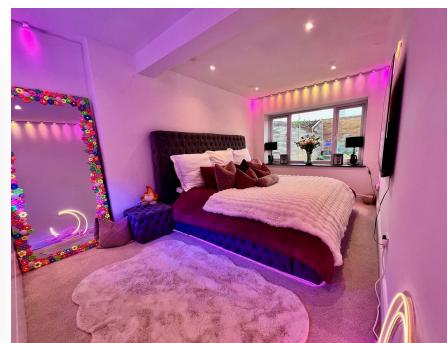
- STUNNING SEMI DETACHED BUNGALOW
- THREE GOOD SIZED BEDROOMS
- FINISHED TO A HIGH STANDARD THROUGHOUT
- UTILITY ROOM
- OPEN PLAN KITCHEN/ LOUNGE WITH DOUBLE DOORS TO REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

**£435,000**



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Property Ref:  
LGL111547 - 0004



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