



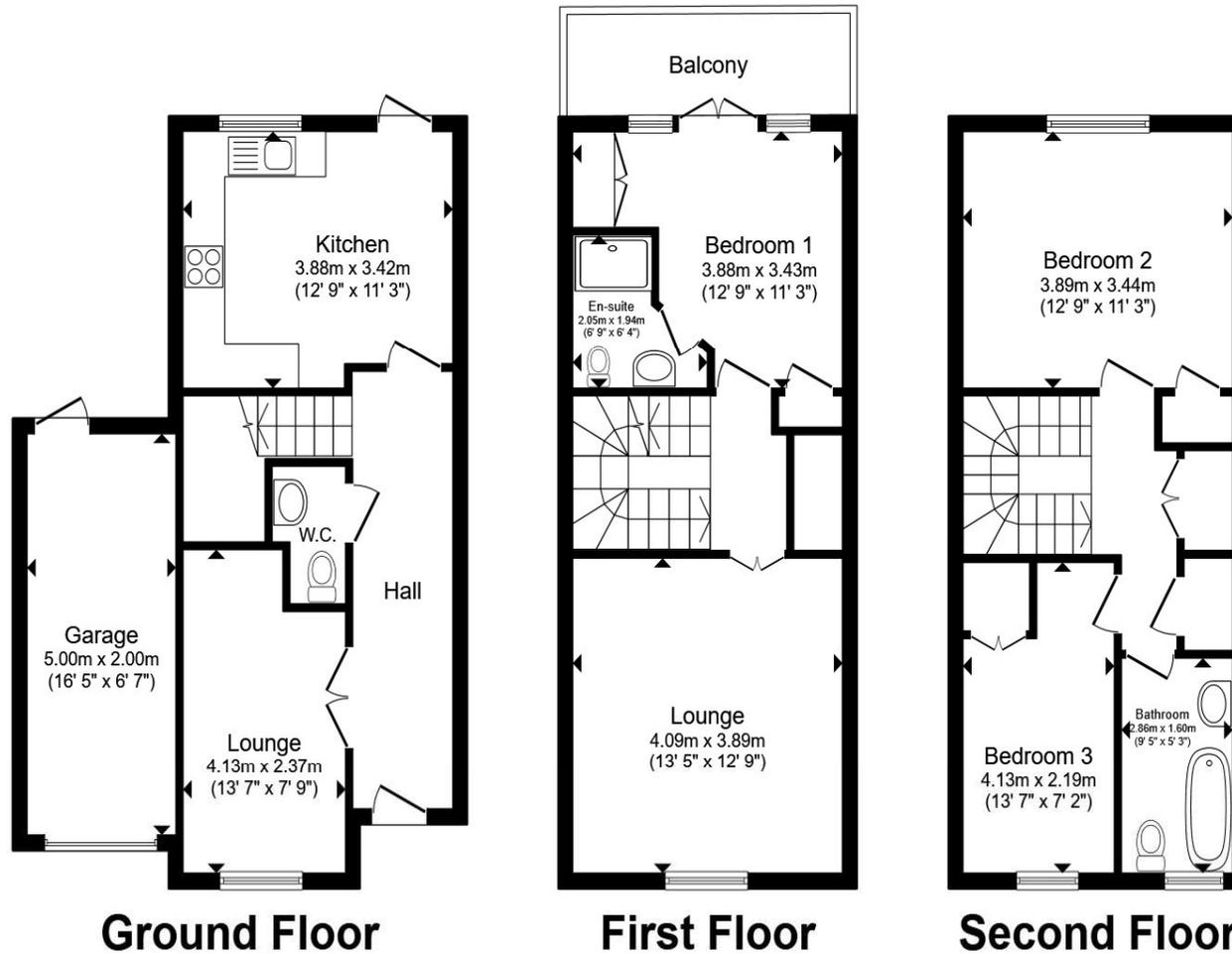
Phoenix Drive, Eastbourne BN23 5PG

welcome to

Phoenix Drive, Eastbourne

GUIDE PRICE £350,000 - £400,000 Beautifully presented three/four bedroom semi-detached townhouse, ideally positioned within walking distance of Sovereign Harbour, local beaches and amenities. Offering versatile accommodation across three floors.





Entrance Hall

Downstairs W/C

Snug / Bedroom Four

12' 7" x 7' 9" (4.14m x 2.36m)

Kitchen

12' 9" x 11' 3" (3.89m x 3.43m)

Stairs To First Floor Landing

Lounge

13' 5" x 12' 9" (4.09m x 3.89m)

Bedroom One

12' 9" x 11' 3" (3.89m x 3.43m)

En-Suite

6' 9" x 6' 4" (2.06m x 1.93m)

Stairs To Second Floor Landing

Bedroom Two

12' 9" x 11' 3" (3.89m x 3.43m)

Bedroom Three

13' 7" x 7' 2" (4.14m x 2.18m)

Bathroom

9' 5" x 5' 3" (2.87m x 1.60m)

Rear Garden

Driveway & Garage

Total floor area 125.3 m² (1,348 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



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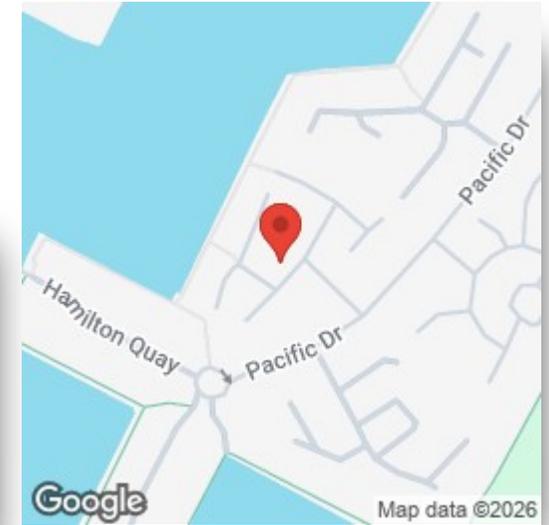
- *GUIDE PRICE £350,000 - £400,000* - IMMACULATEDLY PRESENTED SEMI-DETACHED TOWNHOUSE
- THREE / FOUR BEDROOMS WITH VERSATILE ACCOMMODATION
- PRINCIPAL BEDROOM WITH EN-SUITE & PRIVATE BALCONY
- MODERN KITCHEN / BREAKFAST ROOM
- FIRST FLOOR SITTING ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£350,000 - £400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111831



Property Ref:
LGL111831 - 0003

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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fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk