



**Briar Place, Eastbourne BN23 8DB**

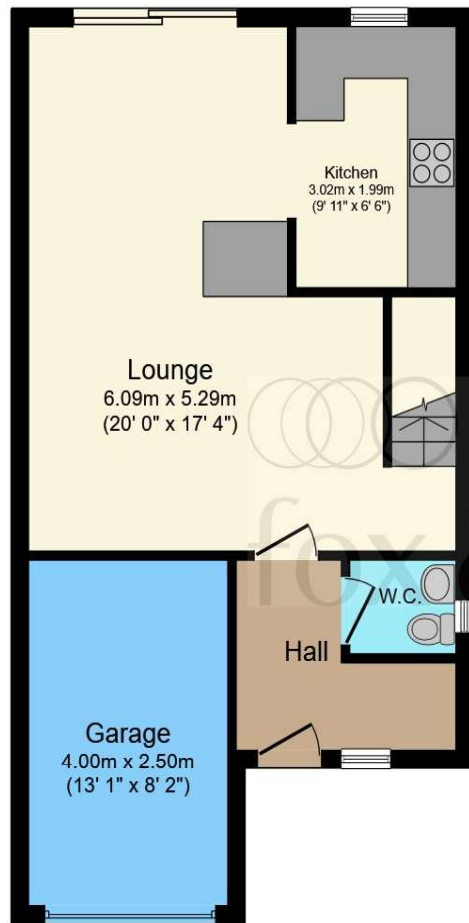


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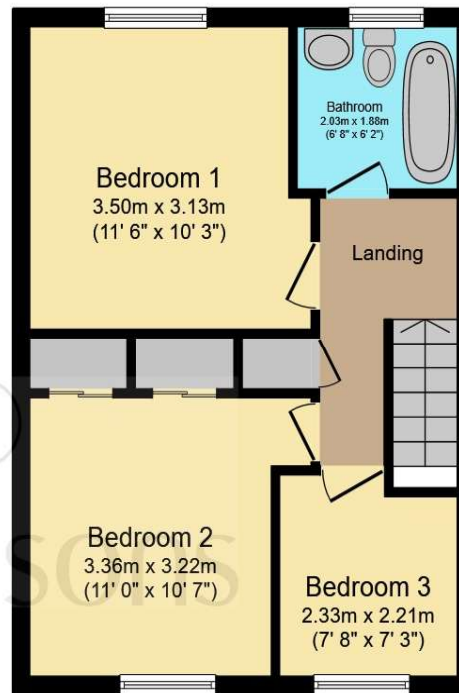
**Briar Place, Eastbourne**

\*\*\*GUIDE PRICE £290,000 - £310,000\*\*\* Beautifully presented three bedroom end terraced house located in a popular Eastbourne area and comprises a downstairs wc, open plan lounge/ dining room, off road parking and a garage!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs W/C**

**Lounge/Dining Room**

20' x 17' 4" ( 6.10m x 5.28m )

**Kitchen**

9' 11" x 6' 6" ( 3.02m x 1.98m )

**First Floor Landing**

**Bedroom One**

11' 6" x 10' 3" ( 3.51m x 3.12m )

**Bedroom Two**

11' x 10' 7" ( 3.35m x 3.23m )

**Bedroom Three**

7' 8" x 7' 3" ( 2.34m x 2.21m )

**Bathroom**

**Front And Rear Garden**

**Driveway And Garage**

Total floor area 88.8 m<sup>2</sup> (956 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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## Briar Place, Eastbourne

- \*\*\*GUIDE PRICE £290,000 - £310,000\*\*\* END
- TERRACED HOUSE
- THREE BEDROOMS
- MASTER BEDROOM WITH FITTED WARDROBES
- OPEN PLAN LOUNGE/ DINING ROOM
- DOWNSTAIRS WC

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

guide price

**£290,000 - £310,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LGL111591 - 0005

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fox & sons



**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



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



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