



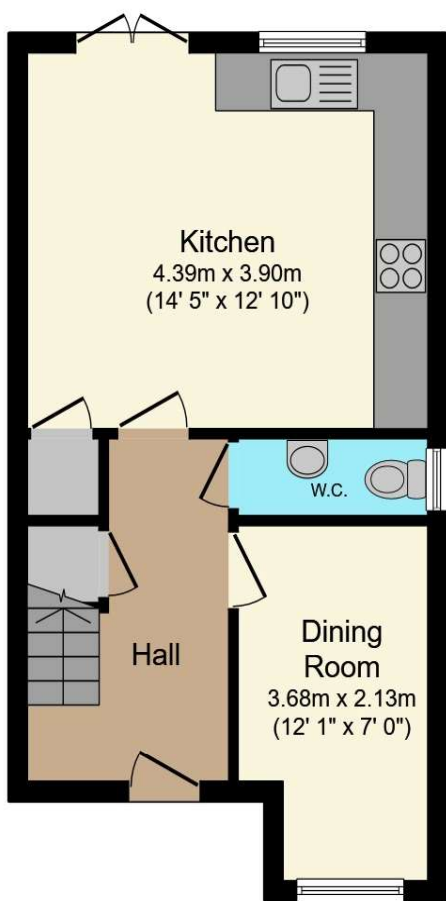
Callao Quay, Eastbourne BN23 5AA

welcome to

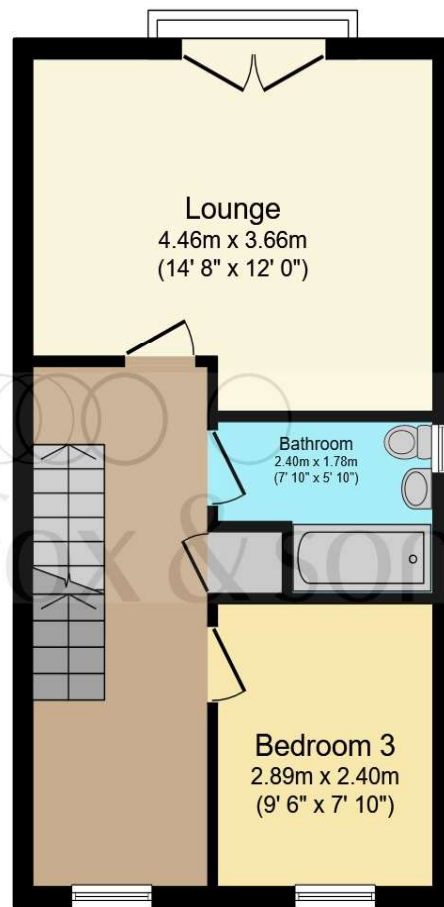
Callao Quay, Eastbourne

GUIDE PRICE Fox & Sons are delighted to present to the market this beautifully presented four-bedroom semi-detached townhouse, ideally located in the sought-after North Harbour area of Eastbourne, situated just a short distance from The Crumbles shopping facilities, restaurants, and transport links.

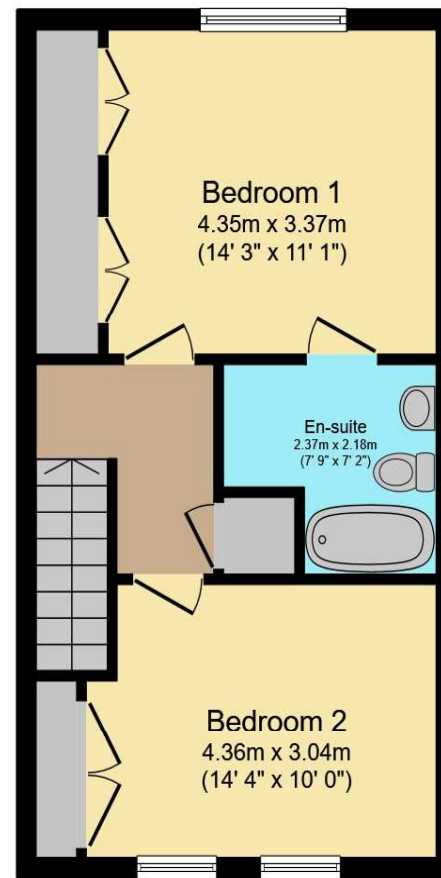




Ground Floor



First Floor



Second Floor

Entrance Hall

Kitchen

14' 5" x 12' 10" (4.39m x 3.91m)

Dining Room

12' 1" x 7' (3.68m x 2.13m)

Downstairs W/C

Stairs To First Floor

Lounge

14' 8" x 12' (4.47m x 3.66m)

Bedroom Three

9' 6" x 7' 10" (2.90m x 2.39m)

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

Stairs To Second Floor

Bedroom One

14' 3" x 11' 1" (4.34m x 3.38m)

En-Suite

7' 9" x 7' 2" (2.36m x 2.18m)

Bedroom Two

14' 4" x 10' (4.37m x 3.05m)

Rear Garden

Garage

Total floor area 111.7 m² (1,202 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

welcome to

Callao Quay, Eastbourne

- GUIDE PRICE £350,000 - £375,000 FOUR BEDROOM SEMI DETACHED TOWNHOUSE
- HIGHLY SOUGHT-AFTER NORTH HARBOUR LOCATION
- GROUND FLOOR KITCHEN/DINER WITH GARDEN ACCESS
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO-MINUTE WALK TO THE BEACH

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111386



Property Ref:
LGL111386 - 0011

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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