



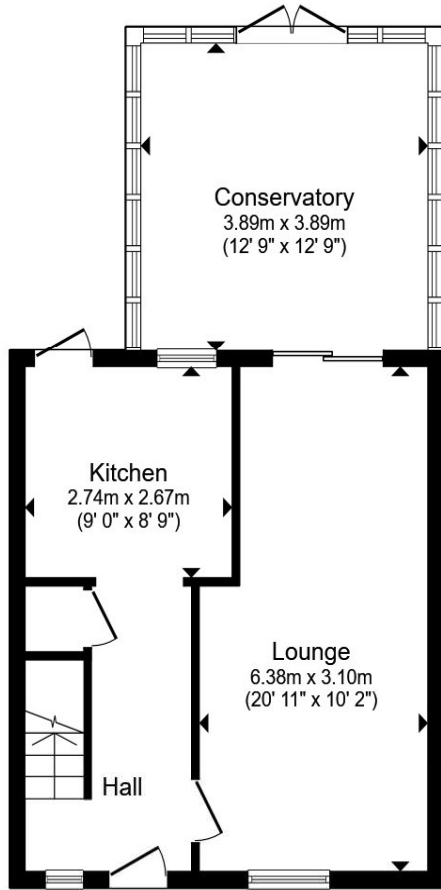
**Great Cliffe Road, Eastbourne BN23 7AY**

**welcome to**

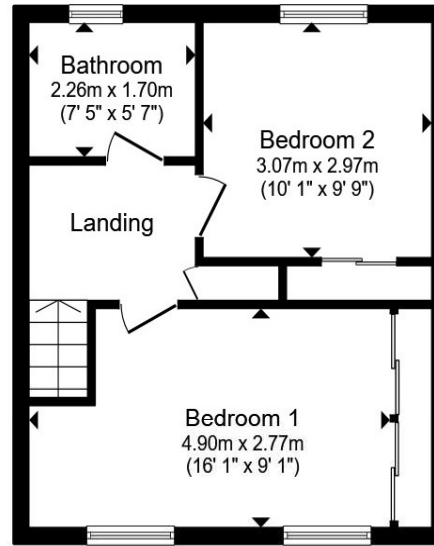
**Great Cliffe Road, Eastbourne**

**\*\*GUIDE PRICE\*\* £250,000- £260,000\*\*\*A delightful two bedroom family home located in a popular Langney location, benefiting from extended ground floor accommodation by way of a conservatory and driveway to the front, offered to the market with no forward chain!**





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

20' 11" x 10' 2" ( 6.38m x 3.10m )

**Kitchen**

9' x 8' 9" ( 2.74m x 2.67m )

**Conservatory**

12' 9" x 12' 9" ( 3.89m x 3.89m )

**Stairs To First Floor Landing**

**Bedroom One**

16' 1" x 9' 1" ( 4.90m x 2.77m )

**Bedroom Two**

10' 1" x 9' 9" ( 3.07m x 2.97m )

**Bathroom**

7' 5" x 5' 7" ( 2.26m x 1.70m )

**Rear Garden**

**Driveway**

Total floor area 85.6 m<sup>2</sup> (921 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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## Great Cliffe Road, Eastbourne

- **\*\*GUIDE PRICE\*\*** £250,000- £260,000\*\*\*
- POPULAR LANGNEY LOCATION
- OFF ROAD PARKING
- EXTENDED GROUND FLOOR ACCOMMODATION
- NO FORWARD CHAIN!

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

guide price

**£250,000 - £260,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111828](https://fox-and-sons.co.uk/Property/LGL111828)



Property Ref:  
LGL111828 - 0007

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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