



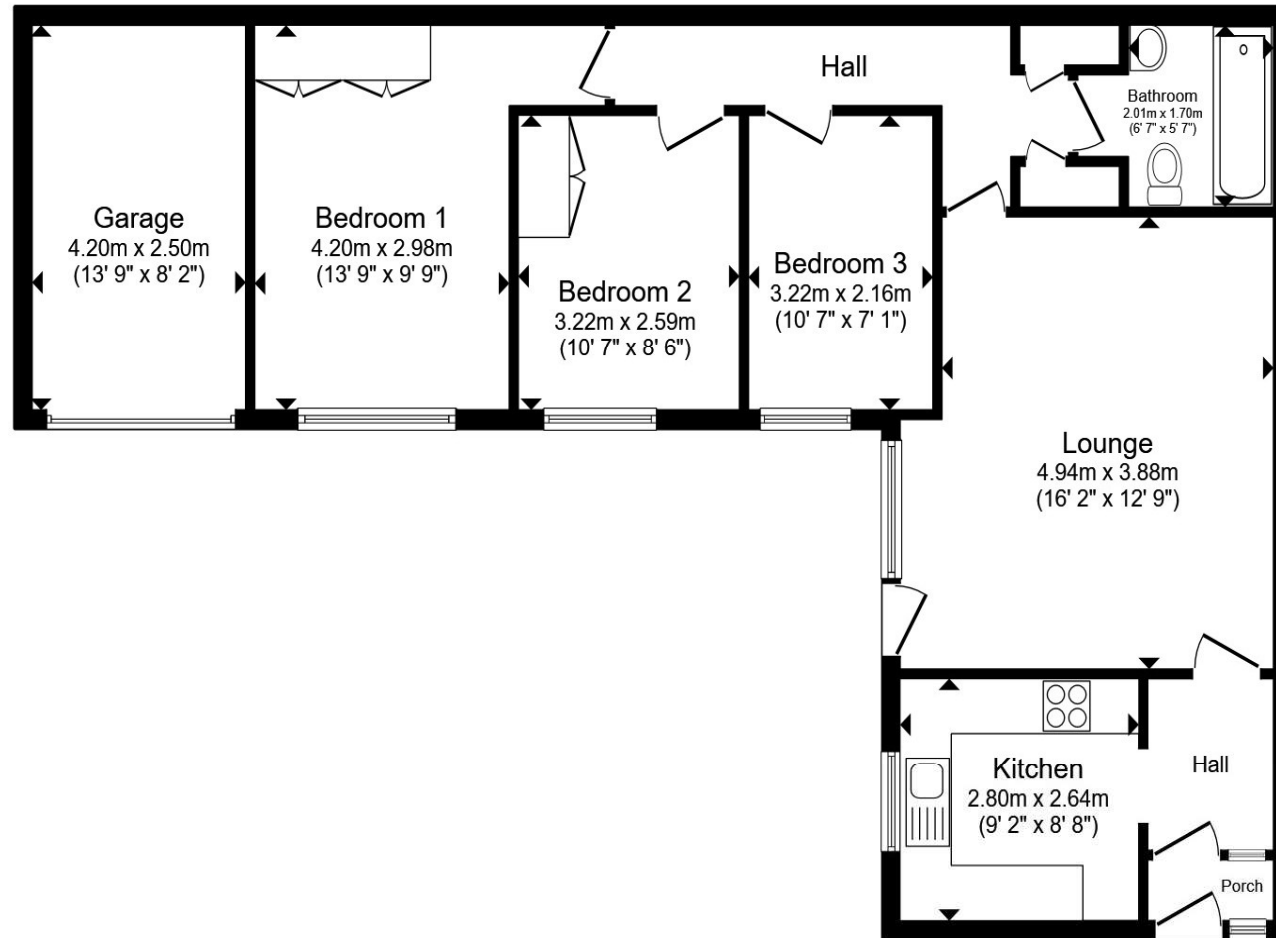
**Gardner Close, Eastbourne BN23 6DQ**

**welcome to**

**Gardner Close, Eastbourne**

Three-bedroom bungalow situated in a quiet cul-de-sac in the popular Langney Point area. Offered chain free, this bright and sunny home is within easy reach of Eastbourne seafront, beaches, and Sovereign Harbour, and benefits from a garage and private enclosed patio garden.





**Entrance Porch / Hallway**

**Living Room**

16' 2" x 12' 9" ( 4.93m x 3.89m )

**Kitchen**

9' 2" x 8' 8" ( 2.79m x 2.64m )

**Further Hallway**

**Bedroom Three**

10' 7" x 7' 1" ( 3.23m x 2.16m )

**Bedroom Two**

10' 7" x 8' 6" ( 3.23m x 2.59m )

**Bedroom One**

13' 9" x 9' 9" ( 4.19m x 2.97m )

**Bathroom**

**Garden**

**Garage**

Total floor area 85.3 m<sup>2</sup> (918 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)



welcome to

## Gardner Close, Eastbourne

- \*\*\* GUIDE PRICE £350,000 - £375,000\*\*\*
- Quiet cul-de-sac in Langney Point
- Chain free
- Walking distance to seafront and beach
- Close to Sovereign Harbour

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

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/LGL111998](https://fox-and-sons.co.uk/Property/LGL111998)



Property Ref:  
LGL111998 - 0006

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