



Bracken Road, Eastbourne BN20 8SH

welcome to

Bracken Road, Eastbourne

Chain free five bedroom detached home offering flexible family accommodation, with three reception rooms, a ground floor bedroom with en-suite, kitchen, utility room, garage, and private rear garden. Four further bedrooms and a family bathroom are situated on the first floor.



Agents Note

Entrance Hall

Lounge

16' 9" x 11' 10" (5.11m x 3.61m)

Reception Room

11' 9" x 12' 1" (3.58m x 3.68m)

Kitchen

15' 3" max x 10' 10" (4.65m max x 3.30m)

Utility Room

16' 8" x 4' 1" (5.08m x 1.24m)

Bedroom 4

11' 4" x 11' 1" max (3.45m x 3.38m max)

En - Suite

First Floor Landing

Bedroom 1

12' 8" x 11' 9" (3.86m x 3.58m)

Bedroom 2

9' 1" x 10' (2.77m x 3.05m)

Bedroom 3

6' 8" x 8' 2" (2.03m x 2.49m)

Bedroom 5

11' 11" max x 6' 6" (3.63m max x 1.98m)

Bathroom

Garage

welcome to

Bracken Road, Eastbourne

- FIVE BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- GROUND FLOOR BEDROOM WITH EN-SUITE
- GARAGE
- PRIVATE REAR GARDEN

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

£435,000



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121424



Property Ref:
EBN121424 - 0002

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.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk