

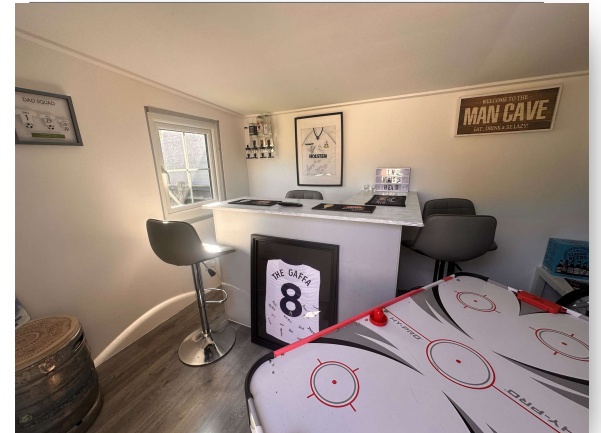


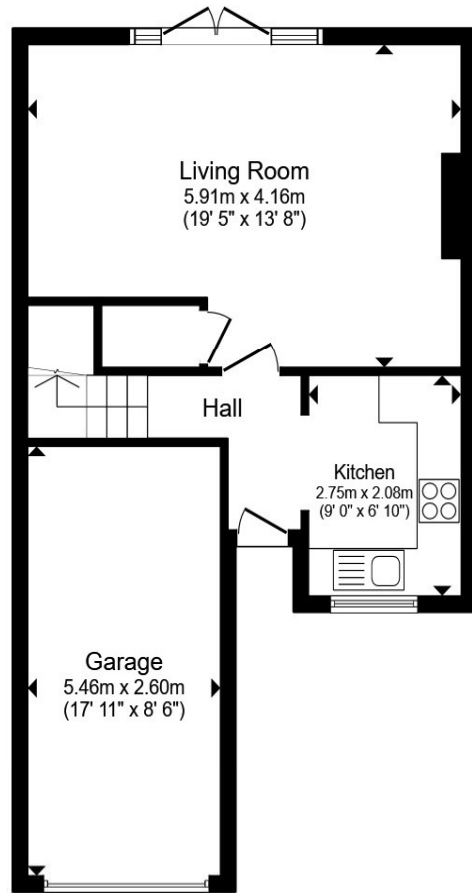
Princes Road, Eastbourne BN23 6HH

welcome to

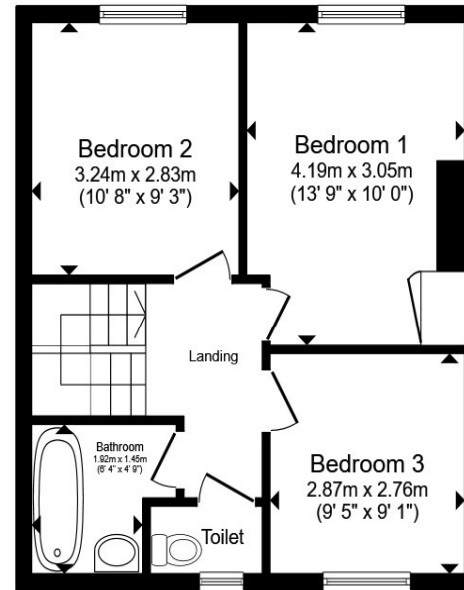
Princes Road, Eastbourne

A fantastic opportunity to acquire this well-presented three-bedroom terraced house, situated in a popular part of Eastbourne. The property offers excellent living space, a modern kitchen, driveway parking for two cars, a garage and a fantastic games/pub room in the rear garden.





Ground Floor



First Floor

Total floor area 91.2 m² (982 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



Entrance Hall

Kitchen

9' x 6' 10" (2.74m x 2.08m)

Living Room

19' 5" x 13' 8" (5.92m x 4.17m)

Stairs To First Floor Landing

Bedroom One

13' 9" x 10' (4.19m x 3.05m)

Bedroom Two

10' 8" x 9' 3" (3.25m x 2.82m)

Bedroom Three

9' 5" x 9' 1" (2.87m x 2.77m)

Bathroom

Seperate W/C

Rear Garden

Games/Pub Room

Driveway & Garage

Agent's Note

welcome to

Princes Road, Eastbourne

- PRIVATE REAR GARDEN WITH PAVED SEATING AREA AND LAWN
- THREE-BEDROOM TERRACED HOUSE
- POPULAR EASTBOURNE LOCATION
- MODERN KITCHEN
- SPACIOUS LIVING/DINING ROOM

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

£330,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112311



Property Ref:
LGL112311 - 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



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk