

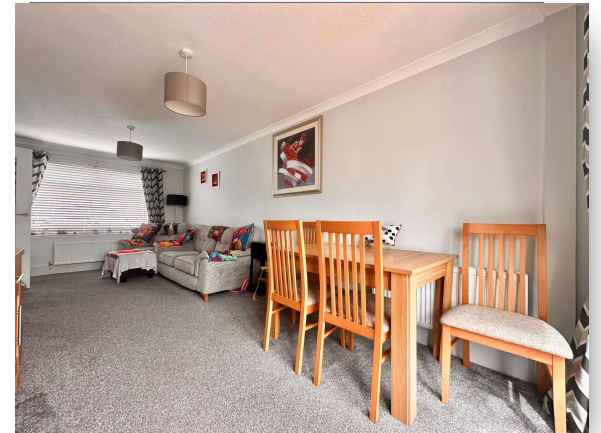


Marsden Road, Eastbourne BN23 7ED

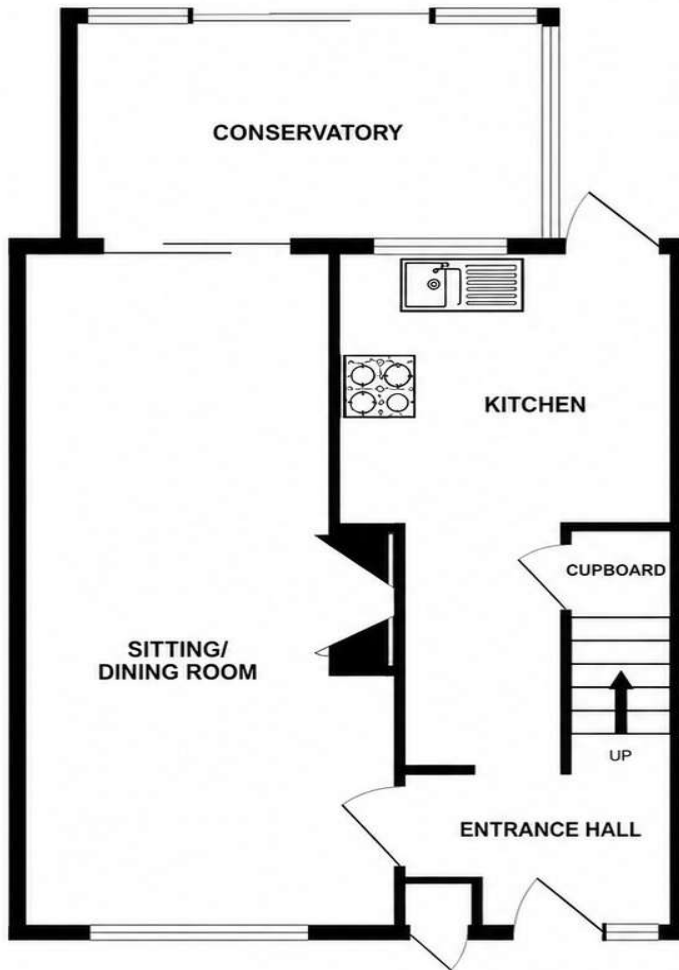
welcome to

Marsden Road, Eastbourne

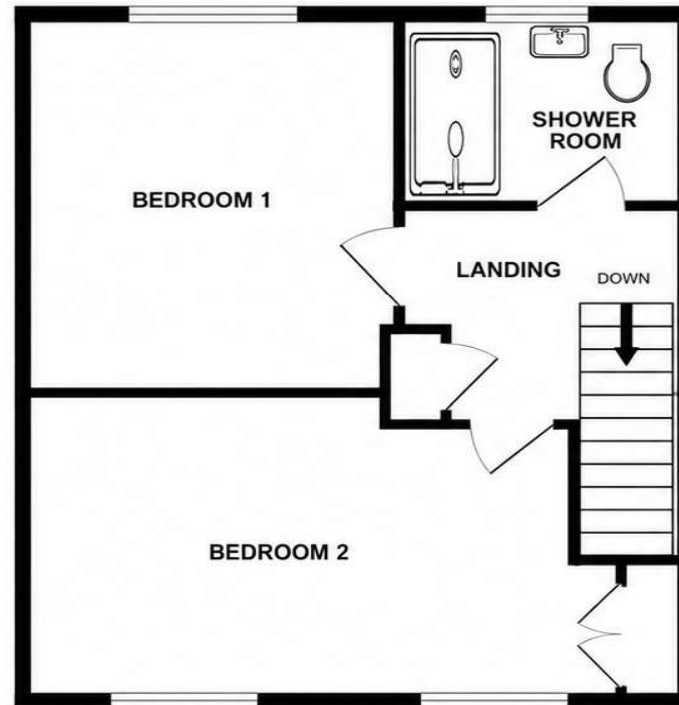
GUIDE PRICE £250,000 - £275,000 Situated in a popular Langney location, we are pleased to present this well presented two bedroom mid-terraced house. The property is considered to be in good decorative order throughout and benefits from gas-fired central heating and double-glazed windows.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Kitchen

16' 3" x 9' (4.95m x 2.74m)

Living Room

21' 1" x 8' 7" (6.43m x 2.62m)

Conservatory

12' 7" x 7' 4" (3.84m x 2.24m)

Stairs To First Floor Landing

Bedroom One

14' 11" x 9' (4.55m x 2.74m)

Bedroom Two

10' 2" x 10' 1" (3.10m x 3.07m)

Shower Room

Rear Garden

Driveway

Agent's Note

welcome to

Marsden Road, Eastbourne

- SPACIOUS 21FT LIVING ROOM
- POPULAR RESIDENTIAL LOCATION
- FITTED KITCHEN/BREAKFAST ROOM
- CONSERVATORY FOR ADDITIONAL SEATING
- TWO DOUBLE BEDROOMS

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

guide price

£250,000 - £275,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112265



Property Ref:
LGL112265 - 0003

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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