



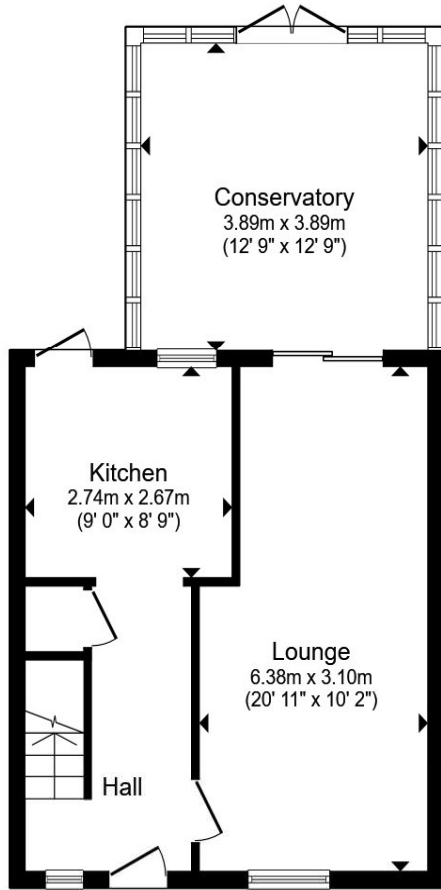
**Great Cliffe Road, Eastbourne BN23 7AY**

**welcome to**

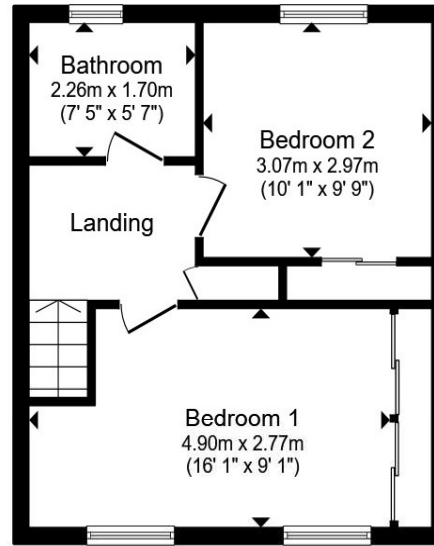
**Great Cliffe Road, Eastbourne**

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**

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)



**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**

welcome to

## Great Cliffe Road, Eastbourne

- \*\* NEW TO THE MARKET\*\*
- POPULAR LANGNEY LOCATION
- OFF ROAD PARKING
- EXTENDED GROUND FLOOR ACCOMMODATION
- NO FORWARD CHAIN!

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

**£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 - 0006

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**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



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



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