



Tolkien Road, Eastbourne BN23 7AQ



welcome to

Tolkien Road, Eastbourne

COMING SOON! A beautifully positioned THREE BEDROOM DETACHED BUNGALOW with GARAGE and GENEROUS DRIVEWAY PARKING, currently undergoing a FULL RENOVATION. Register your interest today to be among the first to view this fantastic home once complete. Ideally situated in a sought-after area of Eastbourne

Entrance Hall Lounge

17' 7" x 11' 11" (5.36m x 3.63m)

Coved ceiling. Radiator. Patio doors to garden.

Kitchen

11' 11" x 11' 5" (3.63m x 3.48m)

Fitted range of wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point. Plumbing and space for washing machine and dishwasher.. Space for upright fridge freezer. Wall mounted gas boiler. Two built in cupboards. Double glazed window to rear aspect.

Bedroom One

13' 11" x 11' 6" (4.24m x 3.51m)

Radiator. Double glazed window to front aspect.

Bedroom Two

11' 1" x 11' (3.38m x 3.35m)

Radiator. Double glazed window to front aspect.

Bedroom Three

9' 11" x 7' 9" (3.02m x 2.36m)

Radiator. Built in cupboard. Double glazed window.

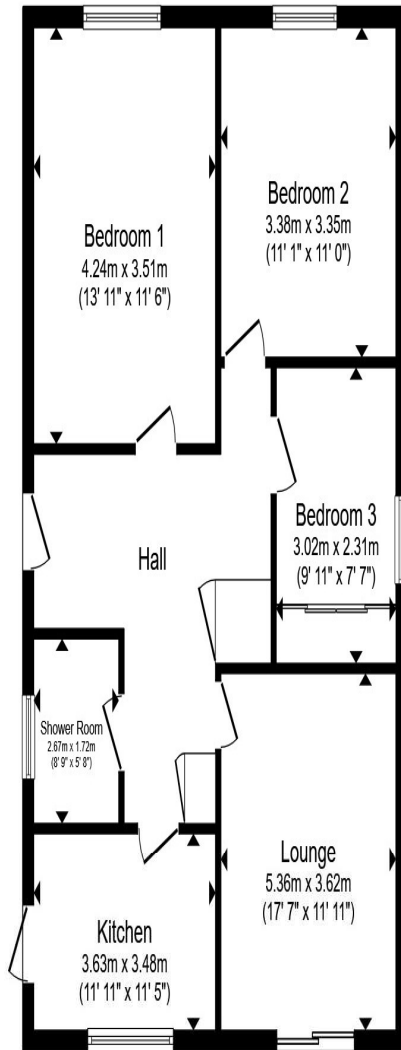
Shower Room

Rear Garden

Garage & Driveway

Agent's 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 cannot be refunded, even if the property purchase does not go ahead.



Total floor area 71.3 m² (767 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



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- COMING SOON
- THREE BEDROOM DETACHED BUNGALOW
- CURRENTLY UNDERGOING A FULL RENOVATION
- GARAGE
- GENEROUS DRIVEWAY PARKING

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

£400,000



view this property online fox-and-sons.co.uk/Property/LGL112016



Property Ref:
LGL112016 - 0005

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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