



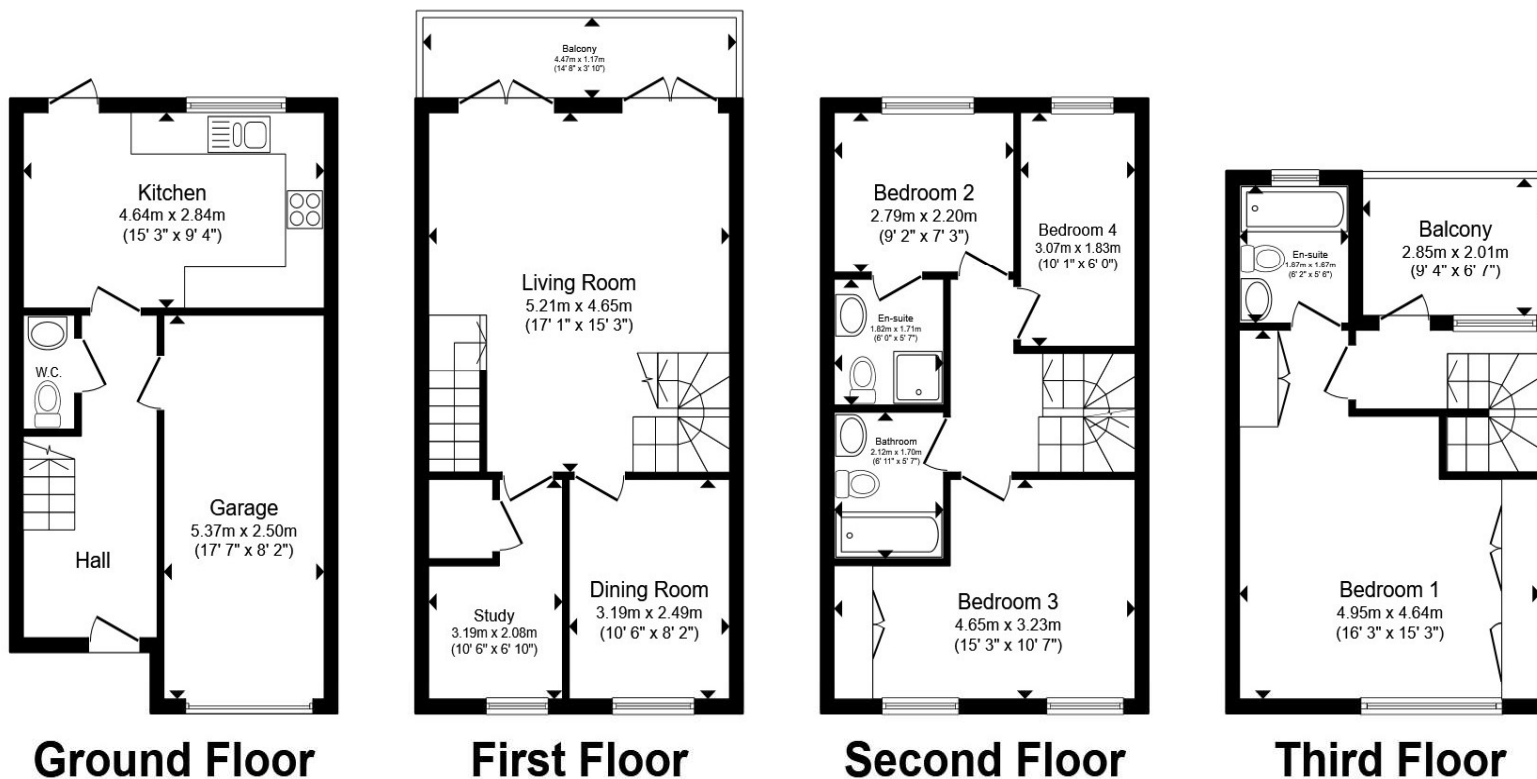
The Piazza, Eastbourne BN23 5TQ

welcome to

The Piazza, Eastbourne

Located in 'The Piazza' development in the sought after South Harbour area, this impressive four/five bedroom, recently renovated townhouse offers spacious and versatile accommodation arranged over four floors, complemented by attractive harbour views and two balconies.





Total floor area 145.7 m² (1,568 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

Downstairs W/C

Kitchen

15' 3" x 9' 4" (4.65m x 2.84m)

Stairs To First Floor Landing

Living Room

17' 1" x 15' 3" (5.21m x 4.65m)

Balcony

Dining Room

10' 6" x 8' 2" (3.20m x 2.49m)

Study

10' 6" x 6' 10" (3.20m x 2.08m)

Stairs To Second Floor Landing

Bedroom Two

9' 2" x 7' 3" (2.79m x 2.21m)

En-Suite

Bedroom Three

15' 3" x 10' 7" (4.65m x 3.23m)

Bedroom Four

10' 1" x 6' (3.07m x 1.83m)

Bathroom

Stairs To Third Floor

welcome to

The Piazza, Eastbourne

- ***GUIDE PRICE £550,000 - £575,000*** RECENTLY RENOVATED TOWNHOUSE WITH FOUR/FIVE BEDROOMS
- SOUGHT AFTER SOUTH HARBOUR LOCATION
- SPACIOUS ACCOMMODATION OVER FOUR FLOORS
- TWO BEDROOMS BENEFITING FROM EN-SUITES
- MASTER SUITE ON TOP FLOOR WITH BUILT IN WARDROBES, EN-SUITE AND ACCESS TO PRIVATE BALCONY

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

guide price **£550,000 - £575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL112253 - 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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