



Rotherfield Avenue, Eastbourne BN23 8JQ

welcome to

Rotherfield Avenue, Eastbourne

****GUIDE PRICE** £400,000- £425,000***** Exceptional five-bedroom detached home in the sought-after Larkwood area of Eastbourne, Immaculately presented and recently renovated, this stunning property offers spacious and stylish living throughout.





Ground Floor

First Floor

Total floor area 124.4 m² (1,339 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.focalagent.com

Entrance Hall

Lounge

14' 8" x 11' 8" (4.47m x 3.56m)

Kitchen

16' 10" x 8' 8" (5.13m x 2.64m)

Bedroom Five /Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

Study

8' 9" x 6' 9" (2.67m x 2.06m)

Downstairs W/C

First Floor Landing

Bedroom One

12' 8" x 9' 11" (3.86m x 3.02m)

En-Suite

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)

Bedroom Three

10' 2" x 7' 7" (3.10m x 2.31m)

Bedroom Four

8' 6" x 8' 4" (2.59m x 2.54m)

Bathroom

9' 9" x 4' 11" (2.97m x 1.50m)

Rear Garden

Garage

welcome to

Rotherfield Avenue, Eastbourne

- ****GUIDE PRICE** £400,000- £425,000***** DETACHED FAMILY HOME WITH EXCEPTIONAL STANDARD OF FINISH THROUGHOUT
- NEW COMBI BOILER AND ELECTRICAL CONSUMER UNIT
- POPULAR LARSKSWOOD AREA OF EASTBOURNE
- FIVE BEDROOMS
- MAIN BEDROOM ACCOMODATES A KING SIZE BED

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111330



Property Ref:
LGL111330 - 0013

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