



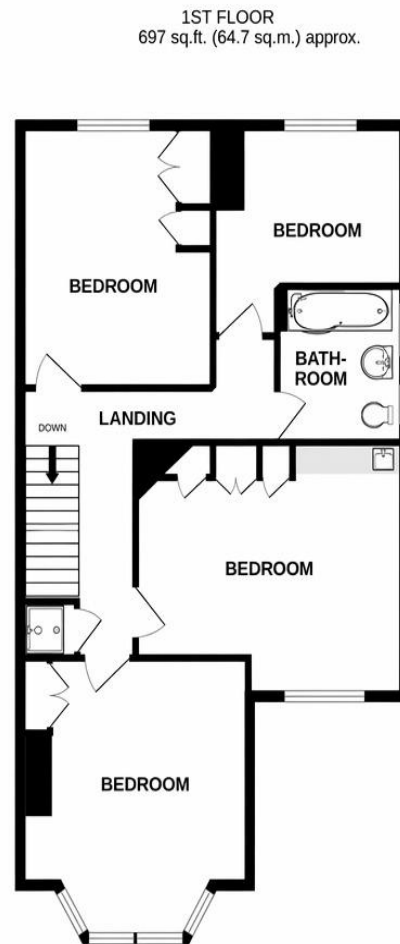
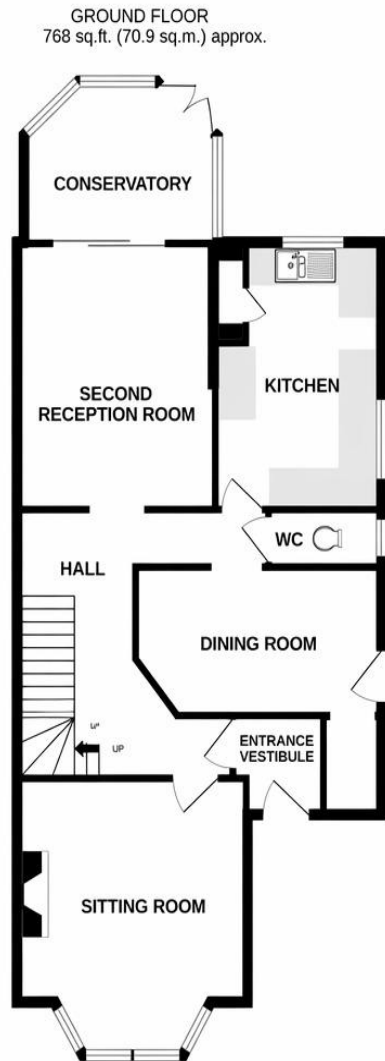
Ringwood Road, Eastbourne BN22 8TB

welcome to

Ringwood Road, Eastbourne

A spacious detached family home offering three reception rooms, conservatory, and downstairs cloakroom. Benefits include a generous 100 ft rear garden and driveway parking. Ideal for growing families.





TOTAL FLOOR AREA : 1464 sq.ft. (135.8 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 Porch

Entrance Hall

Lounge

14' 10" into bay x 11' 11" into recess (4.52m into bay x 3.63m into recess)

Dining Room

12' 10" max x 7' 1" plus recess (3.91m max x 2.16m plus recess)

Reception Room 3

10' 4" x 13' 11" (3.15m x 4.24m)

Kitchen

14' 1" max x 8' 5" max (4.29m max x 2.57m max)

Upvc Conservatory

Cloakroom

First Floor Landing

Bedroom 1

11' 10" into recess x 14' 6" into bay (3.61m into recess x 4.42m into bay)

Bedroom 2

12' 11" into recess x 12' 4" max (3.94m into recess x 3.76m max)

Bedroom 3

14' 2" x 9' 11" (4.32m x 3.02m)

Bedroom 4

11' 8" max x 9' max (3.56m max x 2.74m max)

welcome to

Ringwood Road, Eastbourne

- FOUR BEDROOMS
- DETACHED HOUSE
- THREE RECEPTION ROOMS
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM

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

£425,000



Agents 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 can not be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN121328 - 0002

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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fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk