



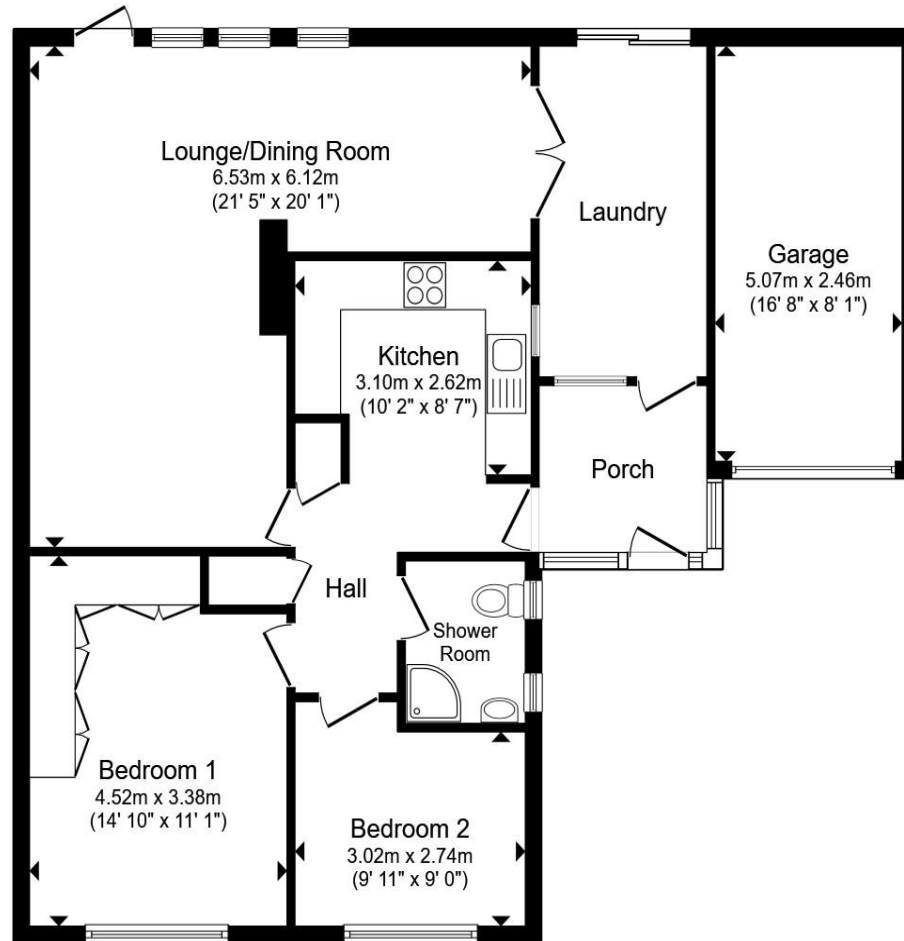
**Burton Road, Eastbourne BN21 2RN**

**welcome to**

**Burton Road, Eastbourne**

Situated in the highly sought-after Rodmill area of Eastbourne, this attractive two double bedroom semi-detached bungalow is offered to the market CHAIN FREE. Benefiting from a spacious lounge/dining room with access directly onto the rear garden, garage and off road parking.





## Entrance Porch

## Open Plan Lounge / Dining Room

21' 5" max x 19' 10" ( 6.53m max x 6.05m )

## Kitchen

8' 7" x 9' 11" ( 2.62m x 3.02m )

## Conservatory

8' 4" x 12' 6" ( 2.54m x 3.81m )

## Bedroom 1

14' 10" plus wardrobe x 11' ( 4.52m plus wardrobe x 3.35m )

## Bedroom 2

10' 9" into recess x 9' 11" ( 3.28m into recess x 3.02m )

## Shower Room

## Rear Garden

## Garage

## Parking

Total floor area 92.5 m<sup>2</sup> (995 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)

**welcome to**

## **Burton Road, Eastbourne**

- SEMI DETACHED BUNGALOW
- CHAIN FREE
- POPULAR RODMILL LOCATION
- SPACIOUS LOUNGE/DINING ROOM
- SHOWER ROOM

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

guide price

**£325,000 - £350,000**

### 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.



**view this property online** [fox-and-sons.co.uk/Property/EBN121326](http://fox-and-sons.co.uk/Property/EBN121326)



Property Ref:  
EBN121326 - 0002

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**fox & sons**



**01323 410911**



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



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



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