



The Rising, Eastbourne BN23 7QW

welcome to

The Rising, Eastbourne

Located in a popular residential location, we are pleased to present this spacious three bedroom detached house. Benefiting from front and rear gardens, a fitted kitchen and two double bedrooms plus an additional single upstairs, this is an ideal home for growing families.





Entrance Hall

Downstairs W/C

Lounge/Dining Room

Office

Kitchen

Stairs To First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear Garden

Front Garden

Driveway

Agent's Note

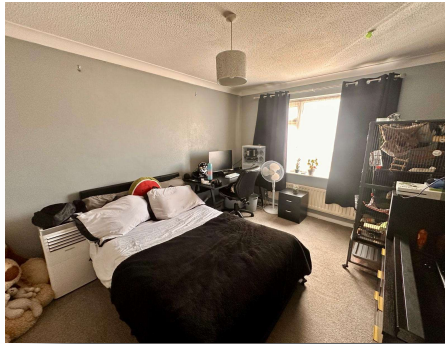
welcome to

The Rising, Eastbourne

- DETACHED THREE BEDROOM HOUSE
- POPULAR RESIDENTIAL AREA
- LARGE LOUNGE/DINING ROOM
- VERSATILE OFFICE ROOM DOWNSTAIRS
- TWO DOUBLE BEDROOMS PLUS A SINGLE

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

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112330



Property Ref:
LGL112330 - 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 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk