



6 Fern Close, Langney, Eastbourne, BN23 8AQ

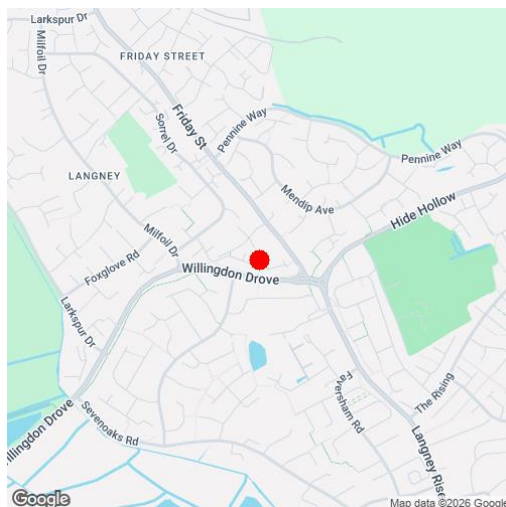
Price £275,000 | Freehold

LS Leaper
Stanbrook

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A two bedroom semi-detached bungalow located in a quiet residential cul-de-sac in the Langney area of Eastbourne and within close proximity to local bus routes and Langney Shopping Centre. This pleasant bungalow is offered to the market chain free and enjoys a bright and sunny aspect with accommodation comprising entrance porch, entrance hall, sitting room, kitchen with range of matching wall and base units with area of work surface, two bedrooms and a modern shower room/wc. The property enjoys the benefit of a secluded sunny rear garden which is principally laid to patio with plants and shrubs and to the front there is a further area of garden in addition to a driveway for 2 to 3 vehicles which leads to a detached single garage. Additional benefits include double glazing and gas central heating.





At a Glance:

- Two bedroom semi-detached bungalow
- Quiet residential cul-de-sac in Langney
- Close to Langney shopping centre and good bus routes
- Sitting room
- Kitchen
- Shower room/wc
- Bright and sunny secluded rear garden
- Front garden, driveway plus garage
- Chain Free
- Double glazed and gas central heating

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

15'9" (4.8m) x 10'5" (3.18m)

KITCHEN

7'9" (2.36m) x 5'1" (1.55m)

INNER HALL

BEDROOM 1

13'1" (3.99m) x 8'8" (2.64m)

BEDROOM 2

9'3" (2.82m) x 6'9" (2.06m)

SHOWER ROOM

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY

GARAGE

COUNCIL TAX:

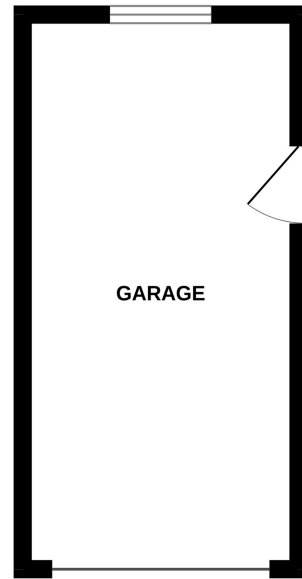
Band "B"

EPC:

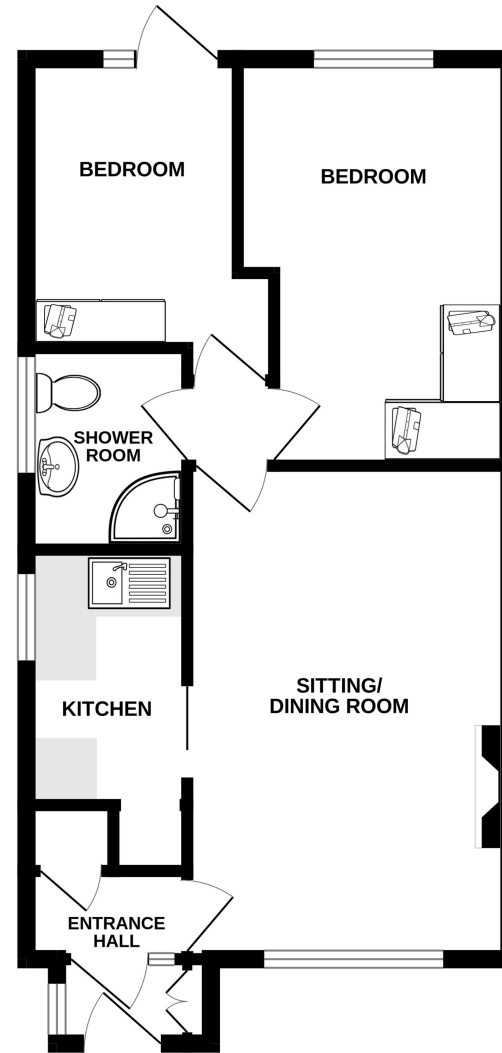
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DETACHED GARAGE
161 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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