

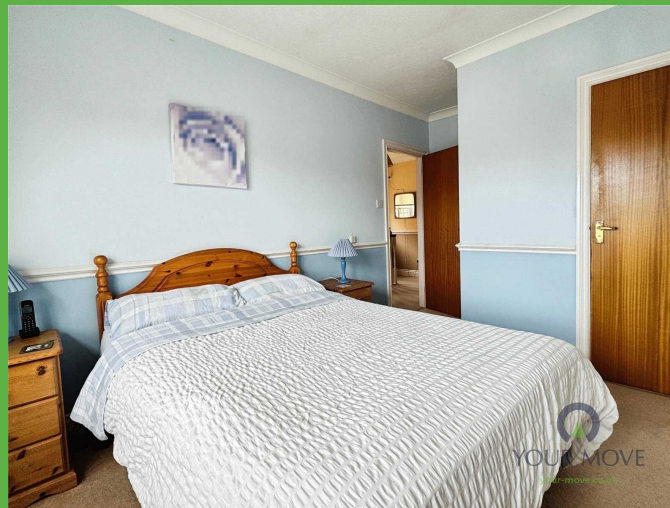


Larkfield, Schofield Way, Eastbourne, East Sussex

Guide £400,000 to £415,000 *Freehold*

Four bedroom detached home

- Four bedroom detached home
- Generous corner plot
- Master en-suite shower room
- Kitchen breakfast room
- Light-filled conservatory
- Ground floor cloakroom
- Driveway and garage
- Walking distance to harbour
- Council Tax Band: E
- EPC Rating: C
- Local Authority: Eastbourne Borough Council

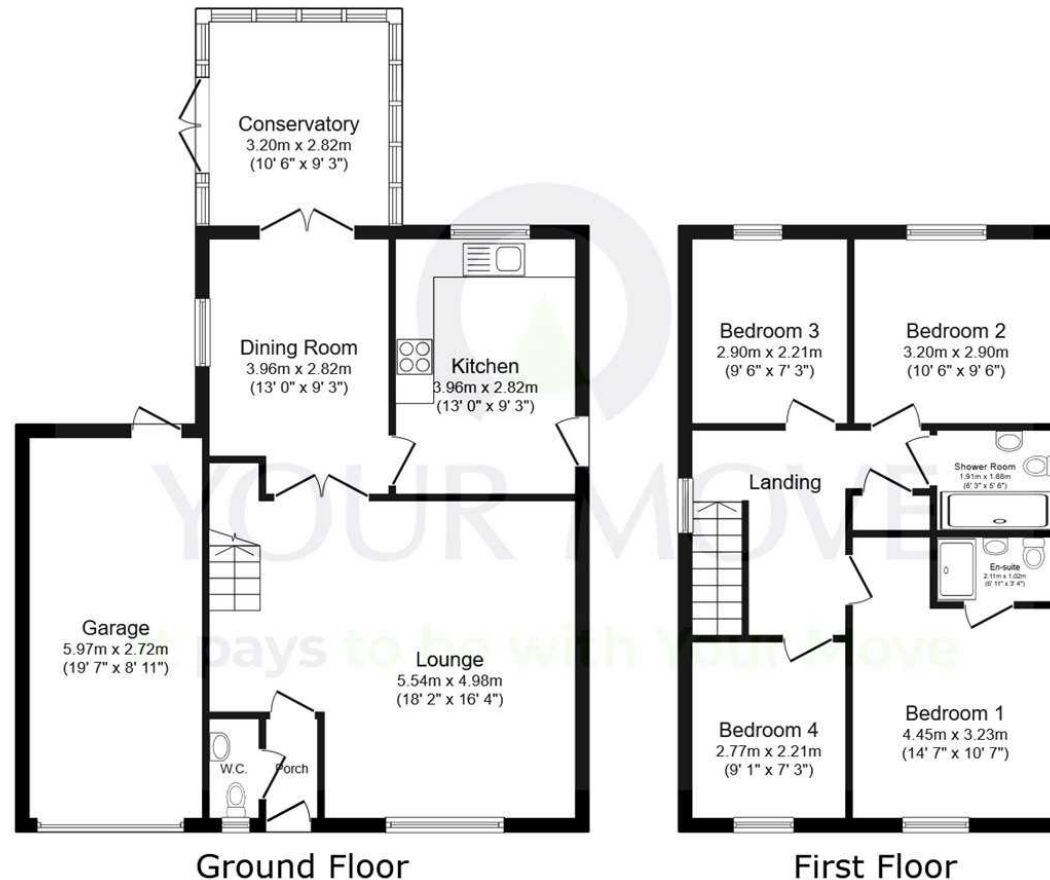


Guide Price £400,000 to £415,000

Occupying an enviable corner plot in sought-after Langney Point, this four-bedroom detached home offers clean-lined family living right by the coast. The ground floor features a bright lounge that flows seamlessly into a dedicated dining room, alongside a kitchen/breakfast area designed for easy family mornings and social cooking. A light-filled conservatory opens onto the sunny wrap-around garden, providing an extra reception space for relaxing. Practicality is built in with a ground-floor cloakroom/WC and useful storage options. Upstairs, four bedrooms share a modern family bathroom, with the master bedroom benefiting from its own private en-suite shower room. Complete with a driveway, attached single garage, and generous outdoor space, this is a versatile family home in an ideal coastal setting.

Situated along Schofield Way, the house sits in a prime pocket of Langney Point, just moments from the beach promenade and local shops on Beatty Road. A pleasant walk along the seafront leads directly to Sovereign Harbour, packed with waterfront restaurants, cafes, and retail facilities. Excellent local bus routes run right nearby for easy access into Eastbourne town centre and the mainline railway station, making school drop-offs, daily shopping, and commuting simple and straightforward.





Total floor area: 130.6 sq.m. (1,406 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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Eastbourne
01323 727778
eastbourne@your-move.co.uk

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40 Beatty Road
Eastbourne, East Sussex, BN23 6DG