



**Lismore Road, Eastbourne BN21 3AT**





**welcome to**

**Lismore Road, Eastbourne**

\*\*\*TENENT IN SITU\*\*\* Stunning high-spec top floor flat in the town centre. This spacious & extremely well-presented property offers large double bedroom, MODERN fitted kitchen & separate living room with exposed brick wall and fire place. Sold with a SHARE OF FREEHOLD & chain free.



### Communal Entrance

Steps rising to the front door and access into the communal hallway with stained glass window to the side. Stairs rising to the second floor.

### Entrance Hall

Front door into entrance hall with electric radiator and double glazed window to the side.

### Living Room

8' 4" x 16' 2" ( 2.54m x 4.93m )

Double glazed window to the rear aspect, electric radiator, exposed brick wall and feature fire place.

### Kitchen

Fitted kitchen comprising wall and base units with work surface over, integrated stainless steel sink and drainer, splashback, integral electric oven, electric hob with cooker hood over, space for washing machine and fridge freezer.

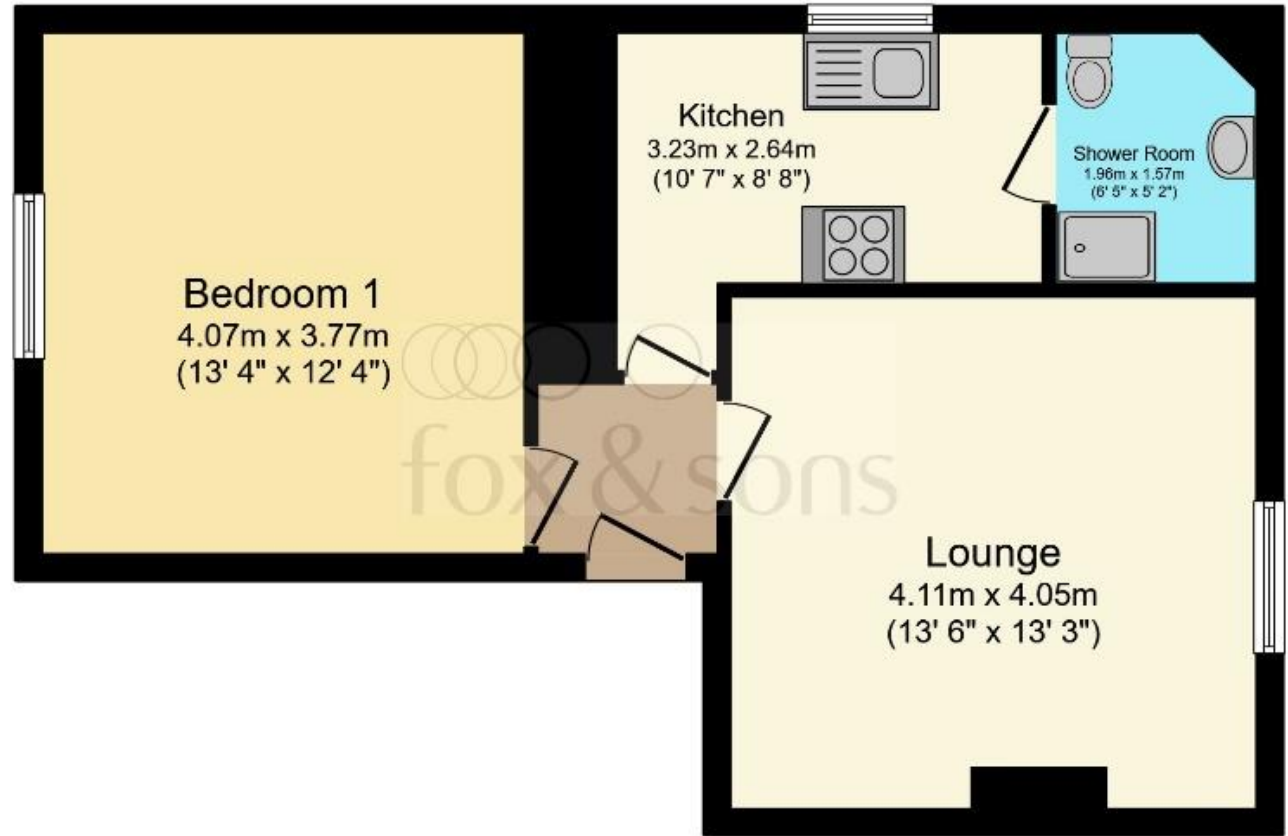
### Bedroom

9' 9" x 12' 9" ( 2.97m x 3.89m )

Window to the front aspect and electric radiator.

### Bathroom

Comprising double glazed window to the side aspect, walk in shower cubicle, WC, wash hand basin, extractor fan, heated towel rail and eaves storage.



Total floor area 46.8 sq.m. (504 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Lismore Road, Eastbourne

- STUNNING TOP FLOOR FLAT
- SHARE OF FREEHOLD
- WALKING DISTANCE TO ALL AMENITIES
- MODERN KITCHEN AND BATHROOM
- SEPERATE LIVING ROOM WITH FEATURE FIRE PLACE

Tenure: Leasehold EPC Rating: C

guide price

**£140,000 - £150,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
EBN117185 - 0009

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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**01323 410911**



Eastbourne@fox-and-sons.co.uk



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



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