



Montgomery Mews Commercial Road, Eastbourne BN21 3GA



welcome to

Montgomery Mews Commercial Road, Eastbourne

Fox & Sons are delighted to present to market this four bedroom, three storey townhouse situated in a modern mews development within comfortable walking distance of Eastbourne's Mainline Railway Station and Beacon Shopping Centre.



Entrance Hall

Lounge

14' 4" MAX x 12' 9" MAX (4.37m MAX x 3.89m MAX)
Double glazed window to the front aspect. Gas fireplace. Radiator. Wall lights.

Kitchen

11' 7" x 11' 7" (3.53m x 3.53m)
A range of wall and base units incorporating a one and a half sink and drainer with mixer taps. Four ring gas hob with extractor fan above and oven below. Tiled flooring throughout. Partly tiled walls. Integrated fridge / freezer. Double glazed window to the rear aspect. Double glazed door to the rear aspect leading to the garden.

Cloakroom

Low level W.C. Wash hand basin.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 2

14' 3" MAX x 9' 8" MAX (4.34m MAX x 2.95m MAX)
Double glazed window to the front aspect. Radiator.

Bedroom 4

8' 11" MAX x 8' 2" MAX (2.72m MAX x 2.49m MAX)
Double glazed window to the rear aspect. Radiator.

Bathroom

A white tiled suite comprising of a bath with mixer taps and over head shower attachment. Wash hand basin. Low level W.C. Heated towel rail. Double glazed window to the rear aspect.

Second Floor Landing

Stairs leading from first floor to second floor landing.

Bedroom 1

14' 3" MAX x 9' 10" MAX (4.34m MAX x 3.00m MAX)
Double glazed window to the side aspect. Fully fitted wardrobes and dressing table. Radiator.

Ensuite

Comprising a shower cubicle with over head shower attachment. Wash hand basin. Low level W.C.

Bedroom 3

14' 4" x 6' 9" (4.37m x 2.06m)
Double glazed window to the rear aspect. Fitted wardrobes.

Courtyard Rear Garden

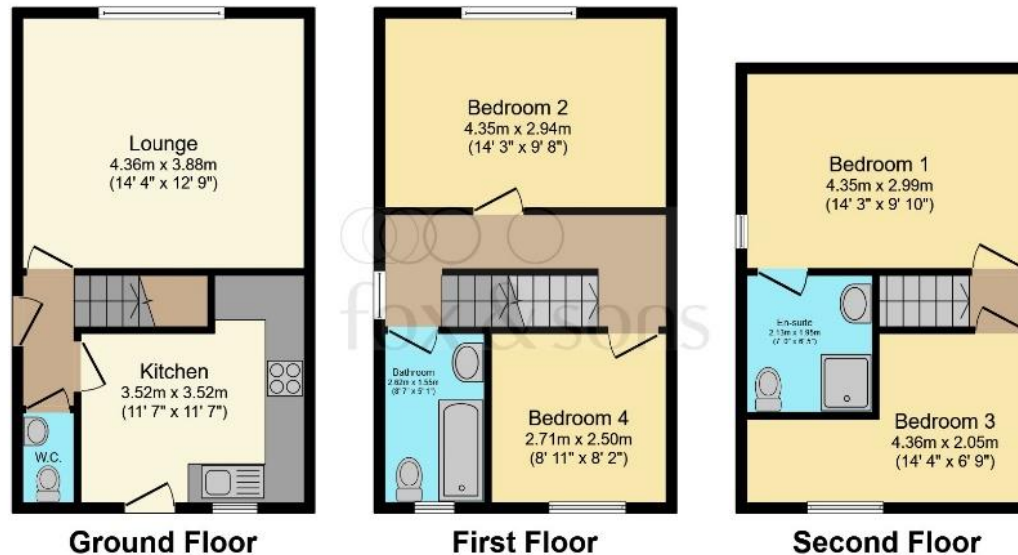
Paved courtyard rear garden with fence surround.

Allocated Parking

Allocated off road parking for 1 vehicle.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



Total : 94.4 m² (1,016 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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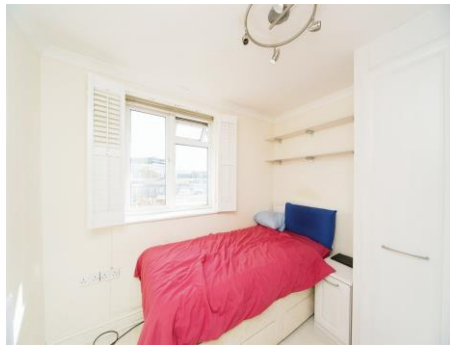
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Montgomery Mews Commercial Road, Eastbourne

- THREE STOREY TOWN HOUSE
- FOUR BEDROOMS
- ENSUITE
- COURTYARD REAR GARDEN
- ALLOCATED PARKING SPACE

Tenure: Freehold EPC Rating: C

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN117248 - 0007

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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