



**Bourneside Court Seaside Road, Eastbourne BN21 3ET**



**welcome to**

**Bournside Court Seaside Road, Eastbourne**

**\*\*\* SHARE IN THE FREEHOLD \*\*\***

Fox & Sons are delighted to offer to the market this light & spacious two bedroom flat located within easy reach of Eastbourne seafront. The property comes ideally located close to Eastbourne town centre offering a wealth of shops and transport links.



## Communal Entrance

Stairs leading to all floors. Entry phone system.

## Entrance Hall

Storage cupboard.

## Inner Hall

Storage cupboard.

## Lounge

15' 10" into recess x 14' 10" max ( 4.83m into recess x 4.52m max )

Double glazed window to the front aspect. Double glazed patio door leading to the balcony which contain sea views. Entry phone system. Electric radiator.

## Kitchen

13' 3" max x 8' 3" max ( 4.04m max x 2.51m max )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit with mixer taps. Space and plumbing for washing machine and dishwasher. Space for fridge. Breakfast bar. Electric oven and hob with cooker hood above. Electric radiator. Double glazed window to the rear aspect.

## Bedroom 1

15' 9" max x 10' 4" max ( 4.80m max x 3.15m max )

Double glazed window to the side aspect. Built in wardrobes. Electric radiators.

## Bedroom 2

10' 11" x 8' 4" ( 3.33m x 2.54m )

Double glazed window to the side aspect. Electric radiator. Built in wardrobes.

## Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Shaver point. Electric radiator. Extractor fan. Double glazed window to the front aspect.



Total floor area 69.0 sq.m. (742 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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## Bournside Court Seaside Road, Eastbourne

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- BALCONY
- SEA VIEWS
- SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: D

offers in excess of

**£190,000**



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 999 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
EBN117821 - 0004

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.

  
fox & sons



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