



Kingswood House Lewes Road, Eastbourne BN21 2BX



welcome to

Kingswood House Lewes Road, Eastbourne

*****CASH BUYERS ONLY - 49 YEAR REMAINING LEASE TERM*****

Fox & Sons are delighted to present to market this two bedroom second floor apartment located in the highly sought after Upperton area of Eastbourne. Benefiting from spacious accommodation, allocated parking space.



Communal Entrance Hall

Stairs leading to all floors.

Entrance Hall

Entry phone system. Cupboard. Radiator.

Lounge

12' 9" max x 17' 7" max (3.89m max x 5.36m max)
Double glazed window to the rear aspect. Radiator.

Kitchen

13' x 6' 4" (3.96m x 1.93m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker and fridge / freezer. Space and plumbing for washing machine. Boiler. Double glazed window to the rear aspect.

Bedroom 1

8' 10" x 14' 7" max (2.69m x 4.45m max)
Double glazed window to the front aspect. Radiator.

Bedroom 2

10' 5" x 7' 6" (3.17m x 2.29m)
Double glazed window to the front aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator. Double glazed window to the side aspect.

Parking

Allocated parking space.



Total floor area 63.3 m² (681 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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Kingswood House Lewes Road, Eastbourne

- ***CASH BUYERS ONLY - 49 YEAR REMAINING LEASE TERM***
- Second floor flat
- Two double bedrooms
- Spacious accommodation
- 17' lounge/dining room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN117183 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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