



Bourneside Court, Seaside Road, Eastbourne, BN21 3ET

welcome to

Bournside Court, Seaside Road, Eastbourne

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 Porch

Stairs leading to all floors.

Entry Hall

Entry phone system.

Inner Hall

Storage heater. Airing cupboard.

Lounge

17' 4" max x 11' 8" plus recess (5.28m max x 3.56m plus recess)

Double glazed patio doors leading to balcony.
Double glazed window to the front aspect. Parquet flooring. Sea views.

Kitchen

7' 6" x 8' 10" (2.29m x 2.69m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for cooker. Cupboard. Double glazed window to rear aspect.

Bedroom 1

10' 9" x 11' 5" (3.28m x 3.48m)

Double glazed window to the front aspect. Parquet flooring. Built in wardrobes.

Bedroom 2

10' 5" x 7' 3" (3.17m x 2.21m)

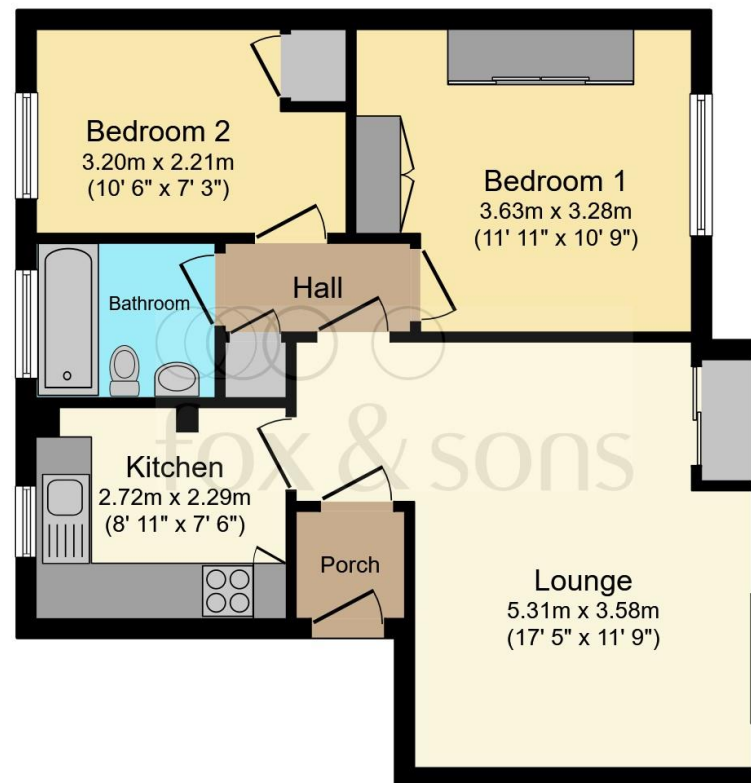
Double glazed window to the rear aspect. Built in wardrobes.

Bathroom

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

Balcony

Sea views.



Total floor area 52.9 m² (569 sq.ft.) approx

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



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Bournside Court, Seaside Road, Eastbourne

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- BALCONY
- SEA VIEWS
- SHARE IN THE FREEHOLD

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£164,950



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Property Ref:
EBN118561 - 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.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



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