



Lamont Court Wilmington Square, Eastbourne BN21 4EA

welcome to

Lamont Court Wilmington Square, Eastbourne

A well-presented two bedroom ground floor flat situated just off Eastbourne seafront, with private garden, share of freehold and no onward chain.



Communal Entrance

Stairs and lift to all floors.

Entrance Hall

Double glazed door to the garden. Entry phone system. Cupboard containing boiler. Cupboard. Radiator.

Lounge

16' into recess x 19' into bay (4.88m into recess x 5.79m into bay)
Double glazed bay window to the front aspect.
Fireplace. Radiator.

Kitchen

14' 9" x 6' 4" max (4.50m x 1.93m max)
A range of wall and base units with solid oak work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Space and plumbing for dish washer. Pantry cupboard. Utility cupboard with space and plumbing for washing machine. Double glazed window to the side aspect.

Bedroom 1

14' 6" into recess x 13' 2" (4.42m into recess x 4.01m)
Double glazed window to the rear aspect. Radiator.

Bedroom 2

11' 3" x 11' 10" into recess (3.43m x 3.61m into recess)
Double glazed window to the side aspect. Radiator.

Bathroom

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

Rear Garden

Patio area with artificial grass. Shed. Workshop.
Outside tap. Flower beds.



Total floor area 79.4 m² (855 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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Lamont Court Wilmington Square, Eastbourne

- CALL TODAY
- GARDEN FLAT
- TWO BEDROOMS
- SHARE OF FREEHOLD
- CHAIN FREE

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118574 - 0003

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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