



Seaside, Eastbourne BN22 7NT

welcome to

Seaside, Eastbourne

Fox & Sons are delighted to present to market this ground floor apartment forming part of a small conversion in the highly sought after Seaside area of Eastbourne. This apartment has been finished to a high standard with modern fitted kitchens with built in appliances.



Open Plan Living

17' 11" x 14' 10" (5.46m x 4.52m)

Kitchen

Morden kitchen incorporating a one bowl stainless steel sink and drainer unit, four ring electric induction hob with oven below and cooker hood above, space for washing machine and fridge/freezer, tiled splashback.

Living Area

Double glazed window to the front aspect, entrance door, radiator.

Inner Entrance Hall

Door to the side aspect leading to garden, two double storage cupboards.

Bedroom 1

12' 7" x 11' 3" (3.84m x 3.43m)

Double glazed window to the rear aspect, radiator.

Bedroom 2

10' 1" x 8' 6" (3.07m x 2.59m)

Patio doors leading to the garden with additional double glazed windows to the side aspect, radiator.

Shower Room

Modern suite comprising a walk in shower, low level wc, wash hand basin, heated towel rail, extractor fan, window to the side aspect, wood effect flooring.

Garden

Courtyard rear garden with access by inner entrance hall and second bedroom with gated rear access.

Agents Note

It is our understanding that the property as a whole is currently held under a Freehold title. To enable to the sale of the flat the vendor has prepared a draft lease which has been submitted to Land Registry. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



Total floor area 59.1 sq.m. (636 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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Seaside, Eastbourne

- GROUND FLOOR FLAT
- TWO BEDROOMS
- PATIO GARDEN
- NO FORWARD CHAIN
- VIEWINGS HIGHLY ADVISED

Tenure: Leasehold EPC Rating: C

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.

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118558 - 0002

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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