

Seaside, Eastbourne BN22 7NT



welcome to

Seaside, Eastbourne

An excellent freehold investment opportunity to acquire TWO SELF CONTAINED FLATS forming part of recently converted development in Seaside. The two properties comprises of a recently refurbished two bedroom ground floor flat with outside patio area and an extremely spacious one bedroom flat above.

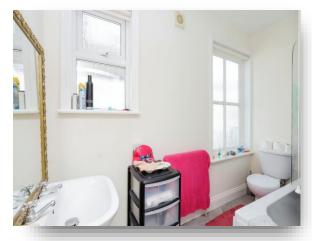












Agents Note

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.

Ground Floor Flat

Open Plan Living

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

Kitchen Area

Morden kitchen incorporating a one bowl stainless steel sick 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.

First Floor Flat

Entrance

Steps leading to private entrance on first floor.

Entrance Hall

Door to the side. Loft space. Radiator.

Living Room

15' 1" x 13' 11" (4.60m x 4.24m) Two double glazed windows to the front aspect. Fireplace. Radiator.

Kitchen

10' 4" x 8' 10" (3.15m x 2.69m) Fitted kitchen with a range of wall and base units incorporating a one bowl sink and drainer unit, electric hob with oven below, space for washing machine and fridge/freezer, wall mounted boiler, wood effect flooring, window to the side.

Bathroom

Comprising bath with mixer taps and shower attachment, low level w.c, wash hand basin, window to the side.





welcome to

Seaside, Eastbourne

- Freehold investment opportunity
- X2 self contained flats
- Two bedroom ground floor flat with patio garden
- One bedroom spacious flat above
- Recently converted development

Tenure: Freehold EPC Rating: C

£330,000



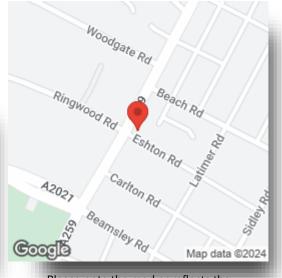


view this property online fox-and-sons.co.uk/Property/EBN118559



Property Ref: EBN118559 - 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.

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.



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



fox-and-sons.co.uk