



**Haystoun House Church Street, Willingdon Eastbourne BN22 0HX**



**welcome to**

**Haystoun House Church Street, Willingdon Eastbourne**

An ideal investment property, this studio flat comes located in a highly sought after location close to many local amenities and can be viewed immediately. Chain free.



### Communal Entrance Hall

Stairs leading to first floor.

### Entrance Hall

Airing cupboard.

### Lounge / Bedroom

15' 8" INTO BAY x 13' ( 4.78m INTO BAY x 3.96m )  
Bay window to the front aspect. Entry phone system.  
Boiler. Built in wardrobe. Radiator.

### Kitchen

8' 10" x 3' 10" ( 2.69m x 1.17m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.  
Space for cooker and fridge. Window to the rear aspect.

### Bathroom

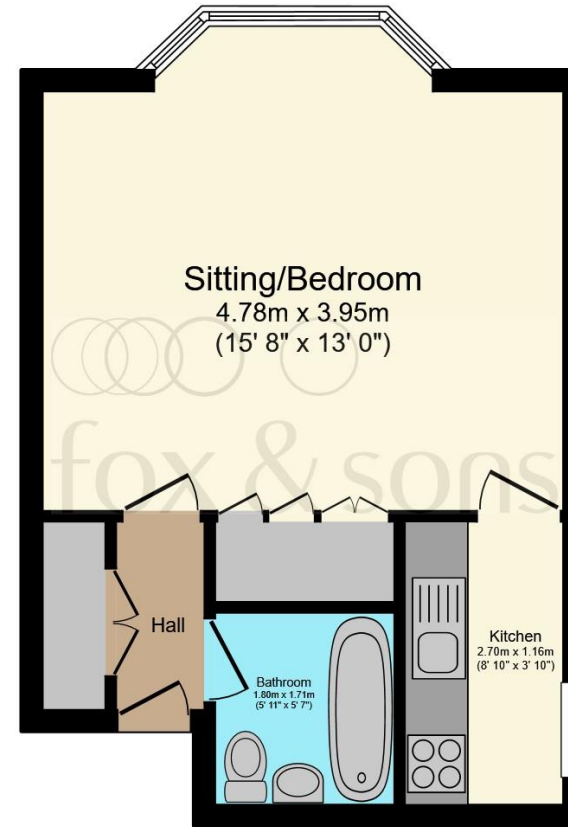
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.  
Extractor fan.

### Communal Gardens

Beautiful lawned communal gardens.

### Off Road Parking

Shared parking.



Total floor area 33.7 m<sup>2</sup> (363 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](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/EBN119224](http://fox-and-sons.co.uk/Property/EBN119224)



welcome to

## Haystoun House Church Street, Willingdon Eastbourne

- STUDIO FLAT
- FIRST FLOOR
- DESIRABLE BLOCK
- LOWER WILLINGDON LOCATION
- COMMUNAL GARDENS AND PARKING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN119224](https://fox-and-sons.co.uk/Property/EBN119224)



Property Ref:  
EBN119224 - 0006

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.

  
fox & sons



**01323 410911**



Eastbourne@fox-and-sons.co.uk



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



**fox-and-sons.co.uk**