



**Homegate House The Avenue, Eastbourne BN21 3YE**





**welcome to**

**Homegate House The Avenue, Eastbourne**

Fox & Sons are delighted to present to market this one bedroom ground floor flat forming part of this popular OVER 60's retirement development in Upperton. Situated adjacent to the gardens and within a comfortable distance of the town centre and mainline railways station.



## Communal Entrance Hall

Lift leading to all floors.

## Entrance Hall

Entry phone system. Storage cupboard.

## Lounge

17' 5" x 10' 8" ( 5.31m x 3.25m )

Double glazed window to the front aspect. Storage heater.

## Kitchen

7' 3" x 5' 6" ( 2.21m x 1.68m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Space for fridge / freezer.

## Bedroom

14' 1" x 8' 8" ( 4.29m x 2.64m )

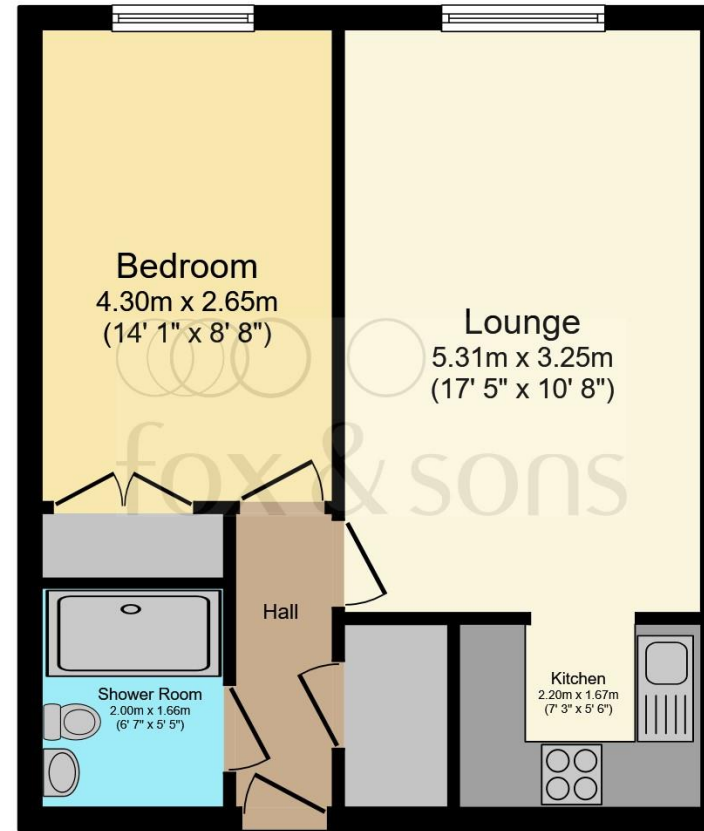
Double glazed window to the front aspect. Storage heater. Built in wardrobes.

## Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin.

## Communal Gardens

Spacious communal gardens to the front and rear aspect.



Total floor area 42.5 m<sup>2</sup> (457 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)



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## Homegate House The Avenue, Eastbourne

- RETIREMENT FLAT
- ONE BEDROOM
- STAIRS AND LIFT TO ALL FLOORS
- COMMUNAL LAUNDRY ROOM AND LOUNGE
- WARDEN ASSISTED

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 139 years from 01 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£99,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119213 - 0002

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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.

  
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