



St. Aubyns Road, Eastbourne BN22 7AS



welcome to

St. Aubyns Road, Eastbourne

A CHAIN FREE two bedroom second (top) floor converted flat enviably positioned directly off Eastbourne seafront a short distance to the town centre and rail station.



Communal Entrance

Security entry phone system. Stairs leading to second (top) floor. Private entrance door to;

Entrance Hall

Living Room

13' 9" max. x 12' max. (4.19m max. x 3.66m max.)

Kitchen

9' 5" x 5' 2" (2.87m x 1.57m)

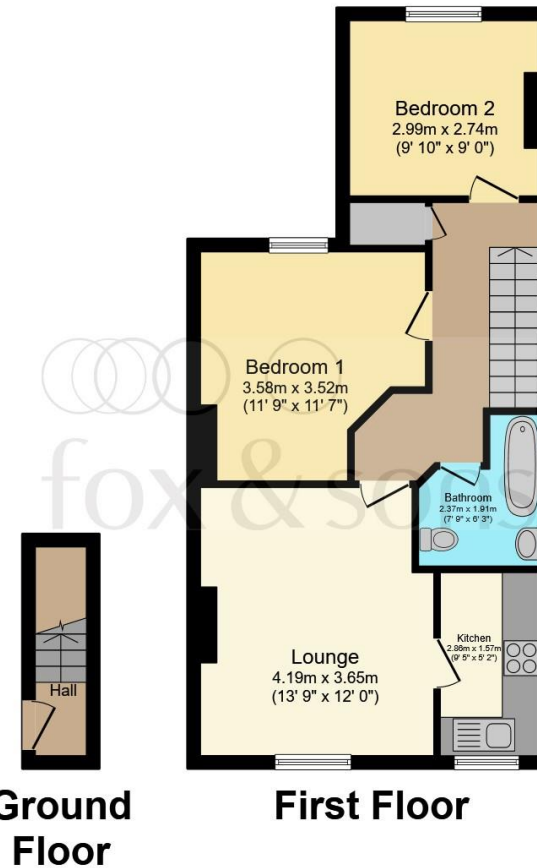
Bedroom One

11' 9" max. x 11' 7" max. (3.58m max. x 3.53m max.)

Bedroom Two

9' 10" x 9' (3.00m x 2.74m)

Bathroom



Total floor area 55.3 sq.m. (595 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

St. Aubyns Road, Eastbourne

- TWO BEDROOM FLAT
- CHAIN FREE
- SECOND (TOP) FLOOR
- POSITIONED DIRECTLY OFF EASTBOURNE SEAFRONT
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

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.

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119351 - 0005

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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