



Holly Place, Eastbourne BN22 0UT

welcome to

Holly Place, Eastbourne

A one bedroom top (second) floor flat located in Hampden Park benefiting from being close to local shops, schools and the train station. The property comprises of being spacious throughout with an open plan kitchen, lounge / dining room, shower room and bedroom.



Communal Entrance

Stairs leading to second floor.

Entrance Hall

Entry phone system. Airing cupboard. Cupboard. Radiator.

Open Plan Kitchen / Lounge

18' 11" max x 16' 10" max (5.77m max x 5.13m max)

Lounge

Double glazed window to the rear aspect. Radiator.

Kitchen

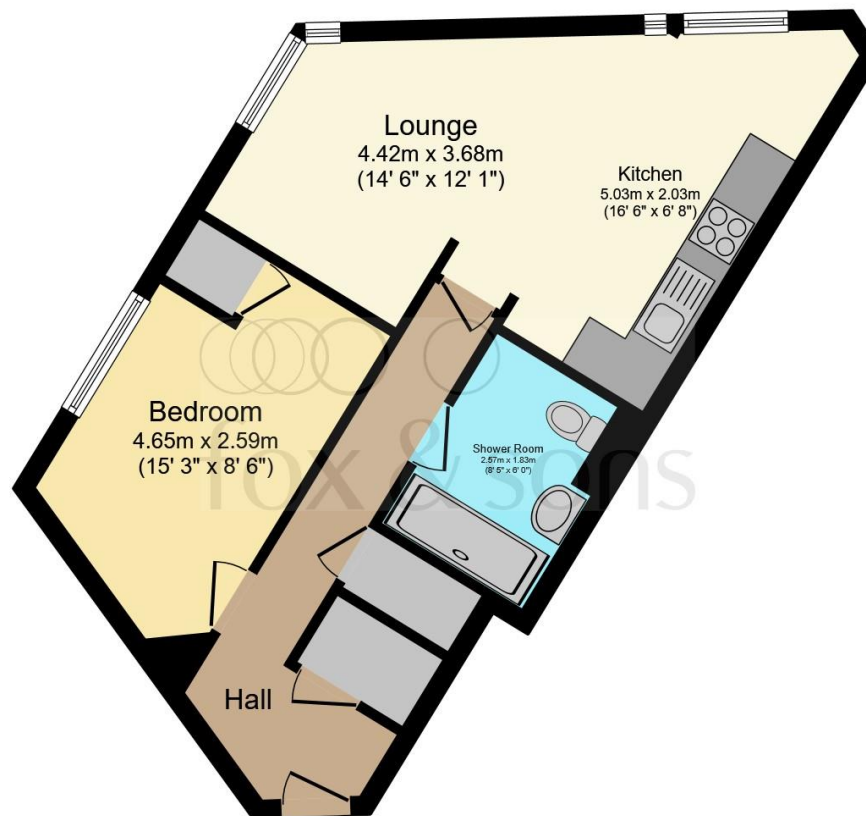
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker and fridge / freezer. Space and plumbing for washing machine.

Bedroom

15' 5" max x 8' 7" max (4.70m max x 2.62m max)
Double glazed window to the side aspect. Cupboard containing boiler. Radiator.

Shower Room

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



Total floor area 45.6 sq.m. (490 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



view this property online fox-and-sons.co.uk/Property/EBN119518



welcome to

Holly Place, Eastbourne

- ONE BEDROOM FLAT
- TOP (SECOND) FLOOR
- SPACIOUS THROUGHOUT
- OPEN PLAN KITCHEN
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Oct 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000

view this property online fox-and-sons.co.uk/Property/EBN119518



Property Ref:
EBN119518 - 0003

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