





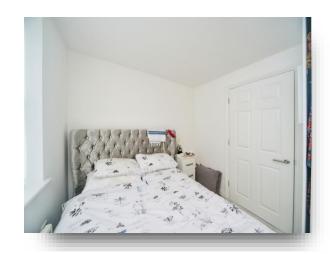
## welcome to

# **Preston Court Upper Avenue, Eastbourne**

GUIDE PRICE - £160,000 - £170,000 An extremely well appointed two bedroom ground floor flat forming part of this purpose built development located in the popular Upperton area of Eastbourne.











#### **Communal Entrance**

Security entry phone system. Ground floor private entrance door;

#### **Entrance Hall**

Electric heater. Security entry phone handset.

### **Living Room**

13' 5" into bay x 8' 4" ( 4.09m into bay x 2.54m ) Double glazed bay window to rear aspect. Electric heater. Television point. Cupboard.

#### Kitchen

8' 10" x 6' 7" ( 2.69m x 2.01m )

Range of wall and base units incorporating a one bowl single sink and drainer unit. Built-in electric hob and oven with extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Double glazed window to rear aspect.

#### **Bedroom 1**

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed window to rear aspect. Electric heater. Television point.

#### **Bedroom 2**

10' 4" x 5' 5" ( 3.15m x 1.65m )

Double glazed window to side aspect. Electric heater.

#### **Shower Room**

White suite comprising shower cubicle, low level WC, wash hand basin. Part tiled walls. Extractor fan. Shaver point. Wall mounted electric heater.

### **Parking**

Residents parking facilities.





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# **Preston Court Upper Avenue, Eastbourne**

- TWO BEDROOM GROUND FLOOR FLAT
- OFFERED TO MARKET CHAIN FREE
- POPULAR UPPERTON LOCATION
- BAY FRONTED LIVING ROOM
- RESIDENTS PARKING

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.

£160,000

### view this property online fox-and-sons.co.uk/Property/EBN119607



Property Ref: EBN119607 - 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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Please note the marker reflects the postcode not the actual property





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