





welcome to

Cavendish Place, Eastbourne

A two bedroom second (top) floor flat forming part of this attractive period residence in Eastbournes Town Centre. Offered to the market CHAIN FREE, the flat is conveniently situated just off the seafront, Beacon shopping centre and trainstation.









Communal Entrance

Security entryphone system. Stairs to second floor landing. Private entrance door to-

Entrance Hall

Entryphone system.

Open Plan Living

16' 5" x 14' 2" (5.00m x 4.32m)

Fitted Kitchen

Range of wall and base units incorporating a single sink and drainer unit, built in electric hob and oven, cooker hood above, integrated washing machine and fridge/freezer, partly tiled walls.

Bedroom 1

13' 4" x 9' 10" (4.06m x 3.00m) Window to the rear. Radiator.

Bedroom 2

10' 1" \times 7' ($3.07m \times 2.13m$) Window to the rear aspect. Fireplace. Cupboard housing boiler.

Bathroom

White suite comprising bath with mixer taps and shower attachment, wash hand basin, low level w.c, heated towel tail, extractor, partly tiled walls, frosted windows.





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- TOP (SECOND) FLOOR FLAT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM
- FITTED KITCHEN
- GAS CENTRAL HEATING

Tenure: Leasehold EPC Rating: Awaited

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.

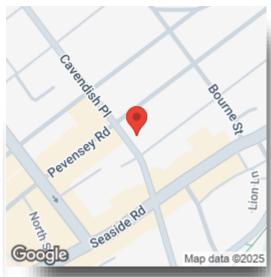
£159,950

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Property Ref: EBN119622 - 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.

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Please note the marker reflects the postcode not the actual property





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