



**Enys Road, Eastbourne BN21 2DX**



**welcome to**

**Enys Road, Eastbourne**

Located in the sought after Upperton area of Eastbourne, this well presented one bedroom ground floor flat benefits from its own private entrance and residents parking. Offered to the market CHAIN FREE. \*\*\*Guide Price £130,000 - £140,000\*\*\*



## Communal Entrance Porch

### Entrance Hall

Airing cupboard. Cupboard with space and plumbing for washing machine.

### Lounge

10' 9" max x 10' 11" max ( 3.28m max x 3.33m max )  
Window to the front aspect. Electric radiator.

### Kitchen

7' 4" x 3' 7" ( 2.24m x 1.09m )

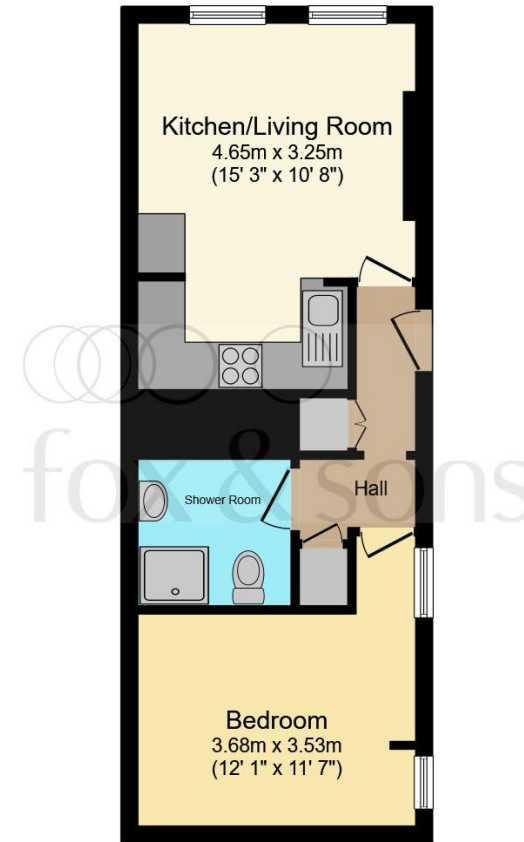
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above.

### Bedroom

11' 5" x 8' 10" plus recess ( 3.48m x 2.69m plus recess )  
Window to the side aspect. Electric radiator.

### Shower Room

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



Total floor area 36.0 m<sup>2</sup> (387 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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## Enys Road, Eastbourne

- ONE BEDROOM FLAT
- GROUND FLOOR
- PRIVATE ENTRANCE
- OPEN PLAN LIVING
- RESIDENTS PARKING

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000 - £140,000**



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



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