



Winchcombe Road, Eastbourne BN22 8DF

welcome to

Winchcombe Road, Eastbourne

A CHAIN FREE one bedroom converted ground floor flat with its own private rear garden located within easy access of Eastbourne town centre and train station. ***Guide Price £140,000 - £160,000***



Communal Entrance

Door to the front aspect leading to private front door.

Entrance Hall

Door to the side aspect.

Living Room

14' x 12' 4" (4.27m x 3.76m)

Double glazed window to the rear aspect, TV point, under stairs storage and radiator.

Kitchen

9' 4" max x 9' 3" max (2.84m max x 2.82m max)

Range of wall and base units incorporating a one bowl sink and drainer unit, four ring gas hob with oven underneath and cooker hood over, space for washing machine and under counter fridge, wall mounted gas boiler, wood effect flooring, double glazed window to the rear, door leading to garden.

Bedroom

10' 2" x 9' 11" (3.10m x 3.02m)

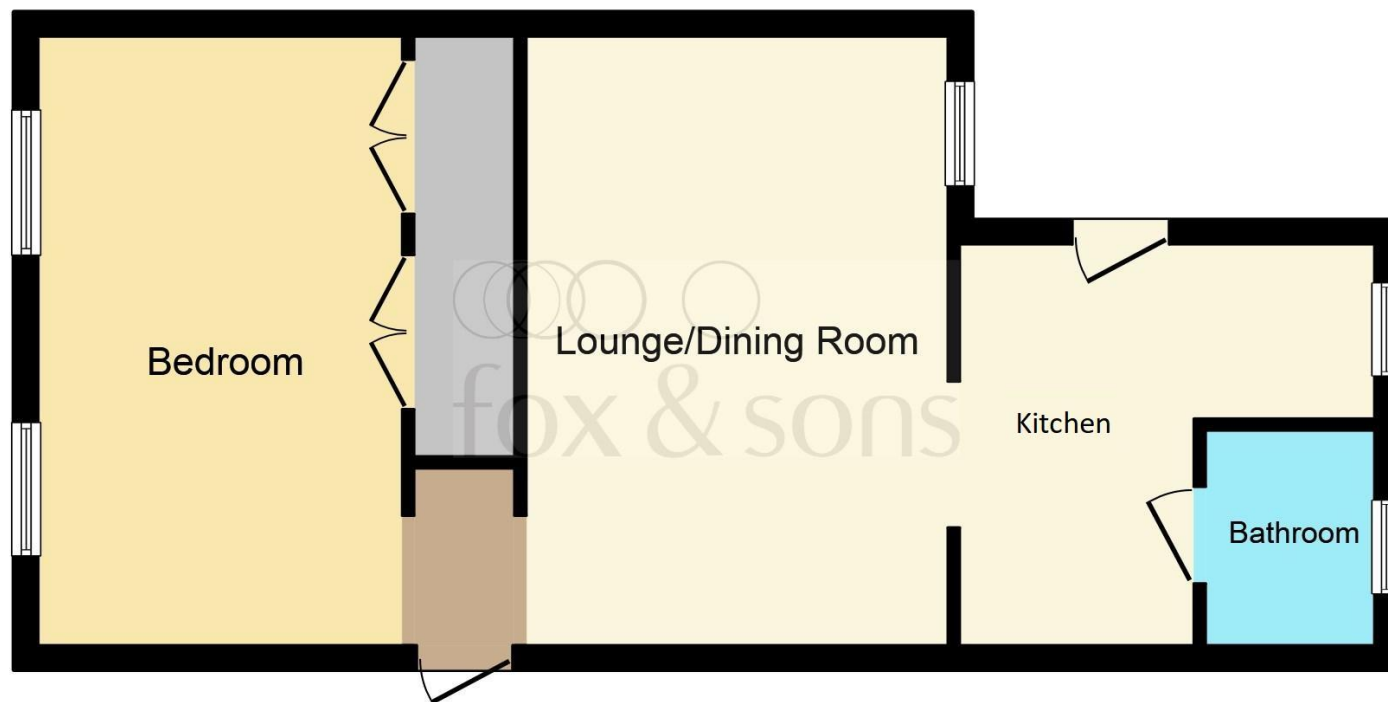
Two double glazed windows to the front aspect, wardrobe potential, radiator.

Shower Room

Comprising shower cubicle, heated towel rail, wash hand basin, low level WC and double glazed window to the rear.

Rear Garden

Boasting paved area leading to a raised decked seating area, shed, fenced surround and gate to rear.



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.



view this property online fox-and-sons.co.uk/Property/EBN119733



welcome to

Winchcombe Road, Eastbourne

- ***Guide Price £140,000 - £160,000***
- ONE BEDROOM GARDEN FLAT
- CONVERTED
- WELL PRESENTED
- FITTED KITCHEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 70.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000 - £160,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119733



Property Ref:
EBN119733 - 0004

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.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk