



**Phoenix Court, Langney Road, Eastbourne, BN22 8AJ**



**welcome to**

**Phoenix Court, Langney Road, Eastbourne**

Fox & Sons are delighted to present to the market this one bedroom second floor apartment situated within the heart of Eastbourne town centre. The property benefits from being sold CHAIN FREE and had a lease length of 961 years approx.



**Communal Entrance**

Lift & stairs to the second floor.

**Flat 11 Entrance Hall****Living Room**

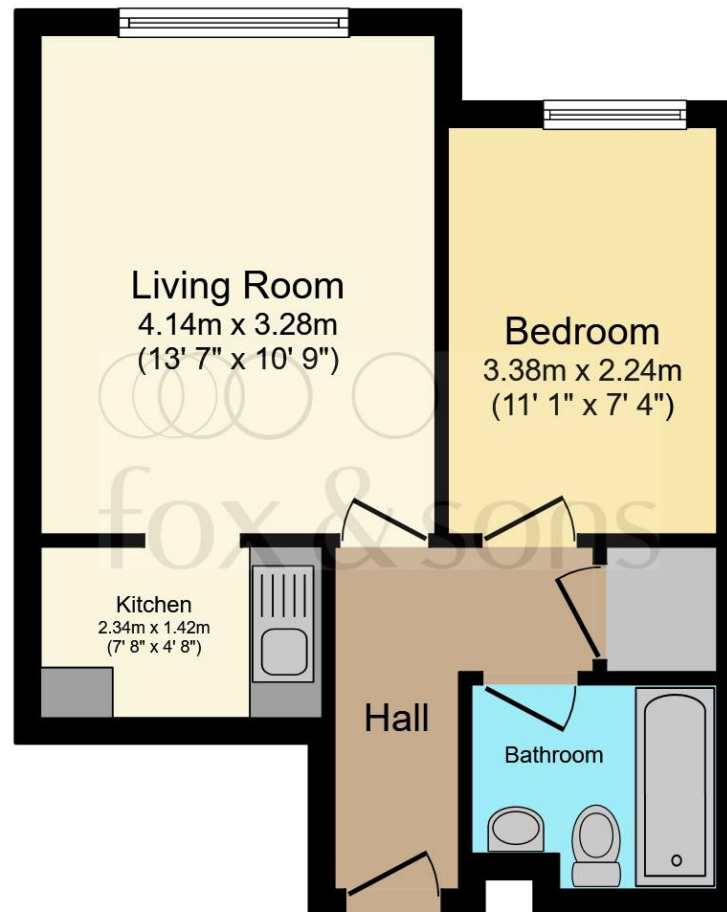
13' 3" x 10' 9" ( 4.04m x 3.28m )

**Kitchen Area**

4' 7" x 7' 7" ( 1.40m x 2.31m )

**Bedroom**

11' 2" x 7' 4" ( 3.40m x 2.24m )

**Bathroom**

Total floor area 34.3 m<sup>2</sup> (369 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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## **Phoenix Court, Langney Road, Eastbourne**

- ONE BEDROOM FLAT
- SECOND FLOOR
- HEART OF EASTBOURNE
- 961 YEAR LEASE APPROX.
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119584 - 0002

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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**



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