

Park Gates, Chiswick Place, Eastbourne, BN21 4BD



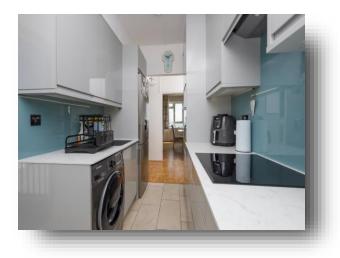
# welcome to

# Park Gates, Chiswick Place, Eastbourne

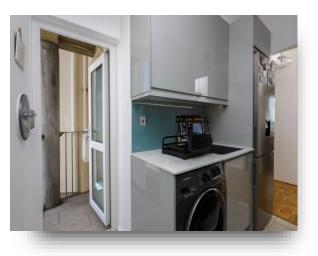
Fox & Sons are delighted to present to the market this spacious Two Bedroom Fourth Floor Apartment situated on the outskirts of Eastbourne town centre in the historical Devonshire location. Benefits from residents parking, communal gardens, original parquet flooring & 121 year lease approx.













## **Communal Entrance Hall**

Lift to fourth floor.

### **Entrance Hall**

Original parquet flooring. Entry phone system. Cupboard.

#### Lounge

18' 9" max x 13' max ( 5.71m max x 3.96m max ) Double glazed window to the rear aspect with sea views. Original parquet flooring. Radiator.

### Kitchen

10' max x 7' 8" max ( 3.05m max x 2.34m max ) A range of wall and base units with work top over incorporating a sink and drainer unit. Electric oven with microwave feature incorporated and hob with cooker hood above. Space and plumbing for washing machine. Rubbish chute. Space for fridge / freezer. Plinth heater. Double glazed door to the side aspect leading to balcony. Double glazed window to the front aspect.

### Bedroom 1

16' 9" max x 13' 11" max ( 5.11m max x 4.24m max ) Double glazed window to the front aspect. Radiator. Built in wardrobe. Original parquet flooring. Direct sea views.

### Bedroom 2

18' 1" max x 10' max ( 5.51m max x 3.05m max ) Double glazed window to the rear aspect. Radiator. Built in wardrobes. Original parquet flooring. Views over the South Downs.

### **Shower Room**

Comprising a walk in shower cubicle with over head shower cubicle. Shaver point. Low level W.C. Wash hand basin. Electric heated towel rail with timer. Vanity unit. Cupboard. Double glazed window to the front aspect.

## **Communal Gardens**

## **Off Road Parking**

Shared residents parking.



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Total floor area 87.0 m<sup>2</sup> (936 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



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- TWO BEDROOM PURPOSE BUILD APARTMENT
- SPACIOUS ROOMS THROUGHOUT
- FOURTH FLOOR WITH A LIFT
- RESIDENTS PARKING
- COMMUNAL GARDENS

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

#### guide price

£280,000 - £290,000





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Property Ref: EBN119810 - 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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postcode not the actual property

fox & sons



# 01323 410911



Eastbourne@fox-and-sons.co.uk



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



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