



Lamont Court Wilmington Square, Eastbourne BN21 4EA

welcome to

Lamont Court Wilmington Square, Eastbourne

A CHAIN FREE one bedroom top floor flat located moment away from Eastbourne seafront. Offering; living room, kitchen, bedroom and bathroom and having a share in the freehold.



Communal Entrance

Lift and stairs to 3rd floor.

Entrance Hall

Entry phone system. Cupboard. Double glazed window to the side aspect.

Lounge

12' 6" max x 13' 9" max (3.81m max x 4.19m max)
Double glazed window to the rear aspect. Electric radiator. Serving hatch. Electric fire place.

Kitchen

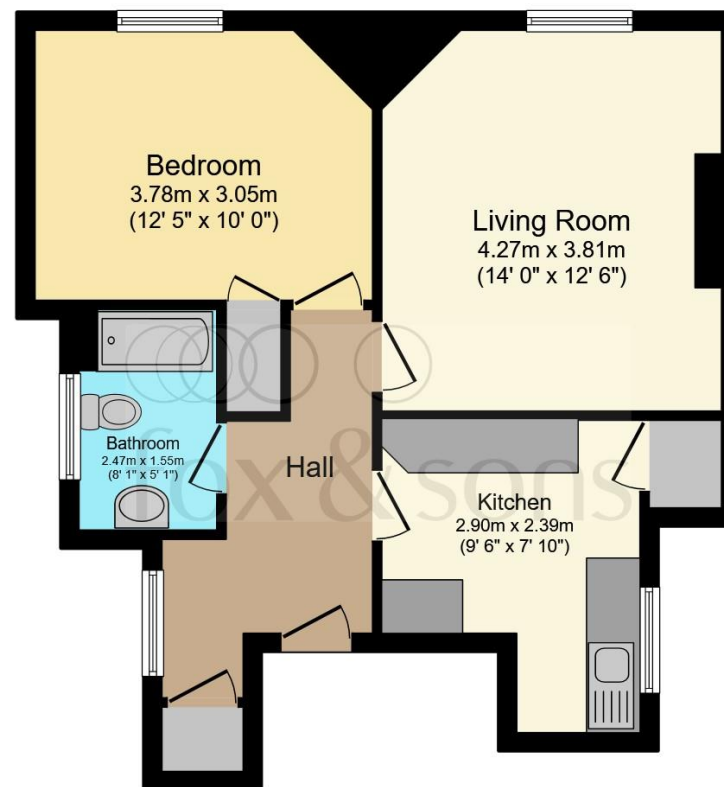
9' 6" x 7' 11" (2.90m x 2.41m)
A range of base units with work top over incorporating a sink and drainer unit. Space for cooker and cooker hood above. Pantry cupboard with space and plumbing for washing machine.

Bedroom

12' 5" max x 10' max (3.78m max x 3.05m max)
Double glazed window to the rear aspect. Electric radiator. Built in wardrobe.

Bathroom

Comprising a bath with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.



Floor Plan

Total floor area 50.7 m² (546 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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Lamont Court Wilmington Square, Eastbourne

- ONE BEDROOM FLAT
- TOP FLOOR (3RD FLOOR)
- CHAIN FREE
- SHARE OF FREEHOLD
- CLOSE TO EASTBOURNE SEAFRONT

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2002.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN117706 - 0002

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fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk