

# HOP

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**Longstone Road, Eastbourne BN21 3SL**

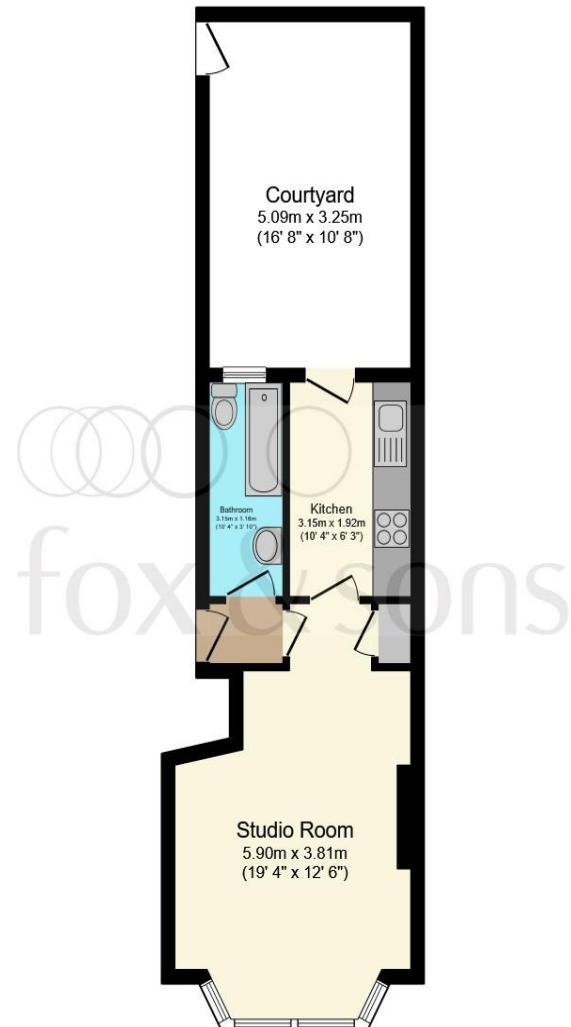


**welcome to**

## **Longstone Road, Eastbourne**

A spacious ground floor converted studio flat with its own private courtyard garden conveniently positioned within a short walking distance from the town centre and mainline train station. Offered to the market CHAIN FREE, the flat is considered perfect for first time buyers or investors.





Total floor area 30.1 sq.m. (324 sq.ft.) approx

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.

## Agents Note

### Communal Entrance

### Entrance Hall

### Studio Room

19' 4" into bay x 12' 6" max ( 5.89m into bay x 3.81m max )

### Kitchen

10' 4" x 6' 3" ( 3.15m x 1.91m )

### Bathroom

### Courtyard Rear Garden

welcome to

## Longstone Road, Eastbourne

- GROUND FLOOR STUDIO FLAT
- PRIVATE COURTYARD REAR GARDEN
- 19' STUDIO ROOM
- NO FORWARD CHAIN
- FITTED KITCHEN

Tenure: Leasehold EPC Rating: C

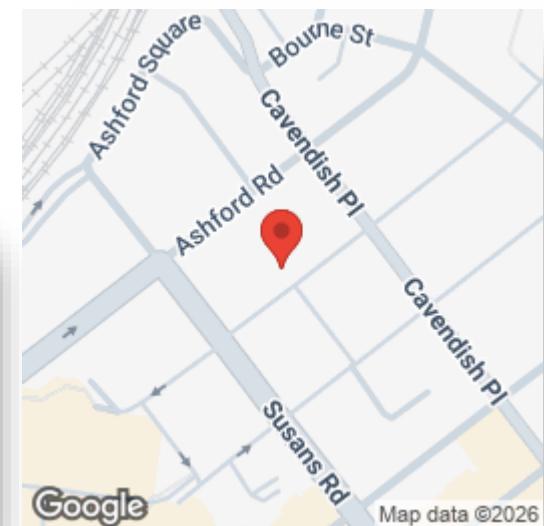
Council Tax Band: A Service Charge: 1450.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 189 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.

offers over

**£95,000**



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Property Ref:  
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