



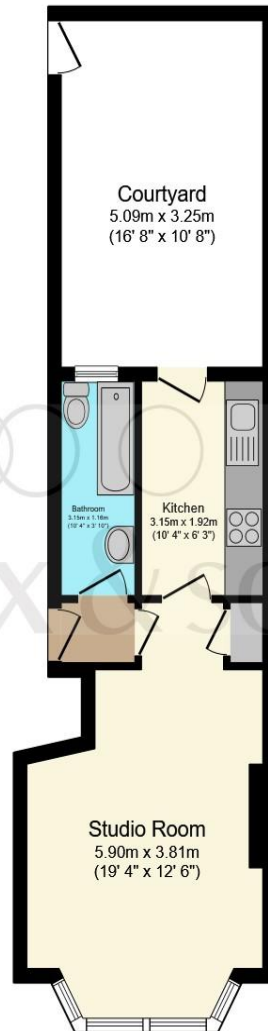
Longstone Road, Eastbourne BN21 3SL

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



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120375



Property Ref:
EBN120375 - 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