



The Residence, Eastbourne BN22 8XX

welcome to

The Residence, Eastbourne

A two bedroom third floor purpose built flat situated in the town centre location of Eastbourne. The property comprises of two bedrooms, kitchen, lounge and bathroom. Being a short distance from Eastbourne seafront, local shops, amenities and the Beacon shopping centre.



Communal Entrance Hall

Stairs to third floor.

Entrance Hall

Radiator. Cupboard.

Lounge

10' 8" into recess x 14' 8" (3.25m into recess x 4.47m)
Double glazed window to the front aspect. Fire place.
Radiator.

Kitchen

10' 9" into recess x 7' 11" (3.28m into recess x 2.41m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.
Electric oven and gas hob. Space and plumbing for washing machine and dish washer. Boiler. Double glazed window to the rear aspect.

Bedroom 1

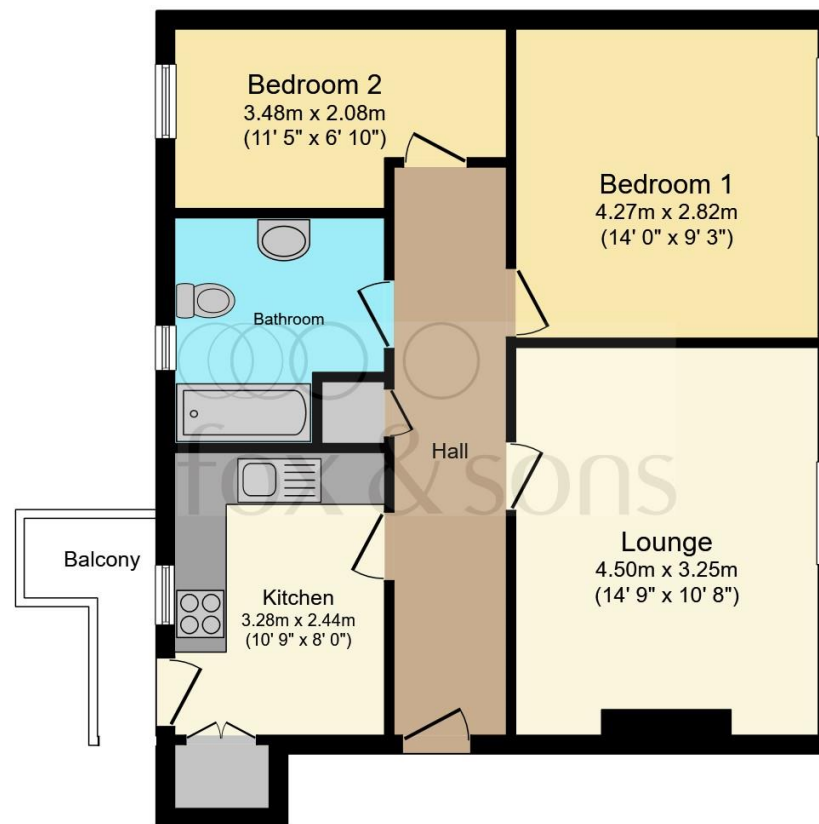
14' x 9' 3" (4.27m x 2.82m)
Double glazed window tot he front aspect. Radiator.

Bedroom 2

11' 3" x 6' 10" max (3.43m x 2.08m max)
Double glazed window to the rear aspect. Radiator.

Bathroom

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



Total floor area 62.0 m² (667 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



view this property online fox-and-sons.co.uk/Property/EBN120373



welcome to

The Residence, Eastbourne

- THIRD FLOOR FLAT
- TWO BEDROOMS
- BRIGHT AND SPACIOUS THROUGHOUT
- DOUBLE GLAZING
- PURPOSE BUILT BLOCK

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1350.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120373



Property Ref:
EBN120373 - 0003

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