





welcome to

Belmore Road, Eastbourne

A one bedroom ground floor garden flat being offered to the market. Comprising of; bay-fronted living room, double bedroom, kitchen, utility area, bathroom and rear garden. Close to local amenities and town centre. Call today to arrange your visit.













Communal Entrance

Lounge

13' 7" into recess x 14' 6" (4.14m into recess x 4.42m) Double glazed bay window to the front aspect. Feature fire place. Radiator.

Kitchen

10' 2" x 10' 10" max (3.10m x 3.30m max)

A range of wall and base units with work top over incorporating a black composite sink and drainer unit. Space for cooker and fridge / freezer. Under stairs cupboard. Radiator. Double glazed window to the side aspect.

Utility Area

5' 11" x 6' 6" (1.80m x 1.98m)

Double glazed door and window to the side aspect. Space and plumbing for washing machine. Boiler. Radiator.

Bedroom

11' 11" \times 11' 6" into recess ($3.63 \text{m} \times 3.51 \text{m}$ into recess) Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps. Low level W.C. Wash hand basin. Radiator. Heated towel rail. Airing cupboard. Double glazed window to the rear aspect.

Garden

Hardstanding and lawned area with trees and shrubs.



Total floor area 55.7 m² (599 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





welcome to

Belmore Road, Eastbourne

- GARDEN FLAT
- GROUND FLOOR
- ONE BEDROOM
- WELL-PRESENTED
- UTILITY AREA

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 200.00

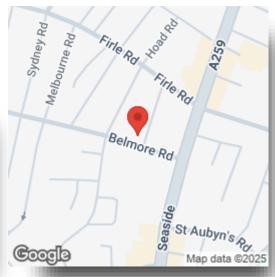
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119440



Property Ref: EBN119440 - 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.





01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk