





welcome to

The Avenue, Eastbourne

A two bedroom second floor apartment situated in the town centre location of Eastbourne. The property benefits from an open plan lounge / kitchen, two double bedrooms with the master having an en - suite and main bathroom. Further benefiting from having a private balcony and a long lease.













Communal Entrance Hall

Lift to second floor.

Entrance Hall

Entry phone system. Radiator.

Lounge

13' 6" into recess x 14' 3" (4.11m into recess x 4.34m) Double glazed French doors to the side aspect. Double glazed window to the rear aspect. Radiator. Juliette balcony.

Kitchen

10' 9" $\max x$ 8' 3" into recess ($3.28m \max x$ 2.51m into recess)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Cupboard containing boiler. Integral microwave, fridge / freezer, dish washer and washing machine. Double glazed window to the side aspect.

Bedroom 1

10' 4" into recess x 13' 1" max (3.15m into recess x 3.99m max)

Double glazed window to the rear aspect. Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit. Double glazed window to the side aspect.

Bedroom 2

10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to the rear aspect. Radiators.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit. Heated towel rail. Extractor fan.





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- *** TENANT IN SITU ***
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE / KITCHEN
- MODERN THROUGHOUT
- PROVATE BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2400.00

Ground Rent: 120.00

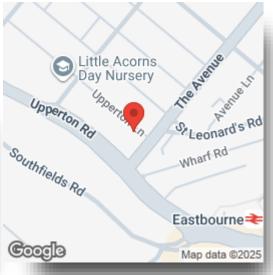
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120507



Property Ref: EBN120507 - 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.

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