



Lanark Court Hamsey Close, Eastbourne BN20 8UH

welcome to

Lanark Court Hamsey Close, Eastbourne

Fox & Sons welcome to the market this one bedroom first floor flat situated in the Old Town location of Eastbourne. The property benefits from having one bedroom, kitchen, lounge and bathroom. Further benefiting from coming to the market CHAIN FREE and having communal gardens.



Agents Note

All services/appliances have not and will not be tested

Communal Entrance**Entrance Hall****Lounge****Kitchen****Bedroom****Bathroom**

welcome to

Lanark Court Hamsey Close, Eastbourne

- ONE BEDROOM
- FIRST FLOOR FLAT
- CHAIN FREE
- PURPOSE BUILT
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£100,000



view this property online fox-and-sons.co.uk/Property/EBN120686

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.



Property Ref:
EBN120686 - 0002

Please note the marker reflects the postcode not the actual property



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk