



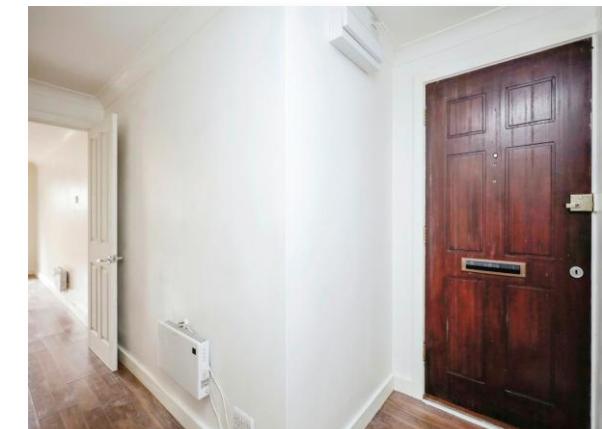
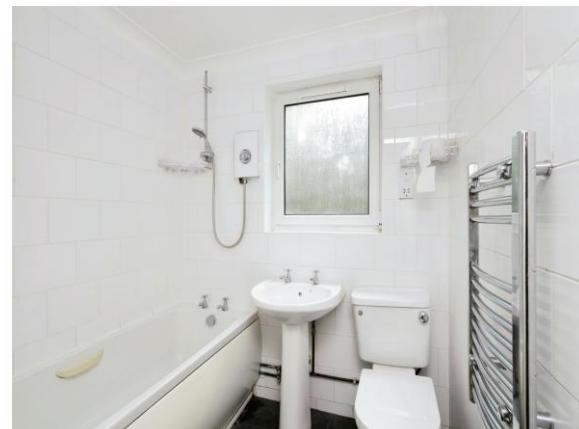
Phoenix Court Langney Road, Eastbourne BN22 8AJ

fox & sons

welcome to

Phoenix Court Langney Road, Eastbourne

A chain-free one bedroom ground floor flat comprising of; living room/kitchen, bedroom, bathroom, private entrance, private garden and allocated parking space. Call today to arrange a viewing.



Private Entrance Porch

Ground floor.

Entrance Hall

Electric heater. Under stairs cupboard.

Lounge / Kitchen

17' 4" max x 11' 6" max (5.28m max x 3.51m max)

Lounge

Double glazed door and window to the side aspect. Double glazed window to the rear aspect. Electric heater.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob. Space and plumbing for washing machine.

Bedroom

9' 8" x 8' (2.95m x 2.44m)

Double glazed window to the rear aspect. Electric heater.

Bathroom

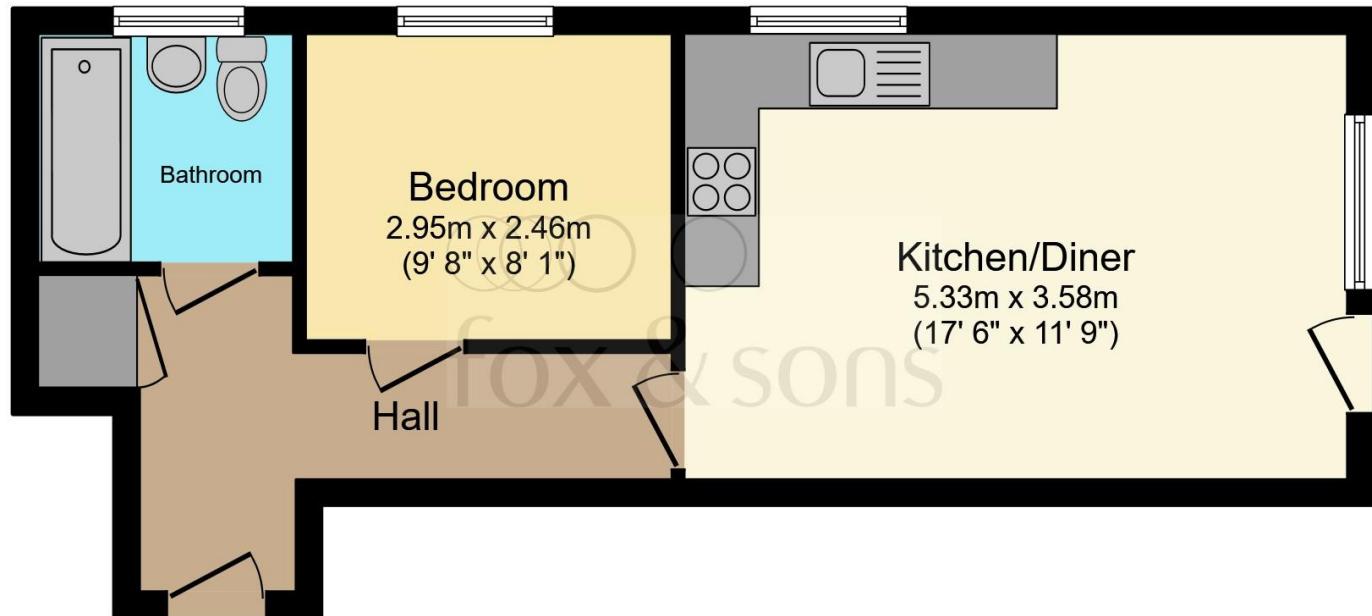
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point. Double glazed window to the rear aspect.

Garden

Patio and artificial grass.

Off Road Parking

Allocated parking space.



Total floor area 38.3 m² (412 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/EBN120736



welcome to

Phoenix Court Langney Road, Eastbourne

- PURPOSE BUILT FLAT
- ONE BEDROOM
- GROUND FLOOR
- PRIVATE ENTRANCE
- PRIVATE GARDEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 970.38

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 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.

£135,000



view this property online fox-and-sons.co.uk/Property/EBN120736



Property Ref:
EBN120736 - 0002

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.



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