



**Phoenix Court Langney Road, Eastbourne BN22 8AJ**



**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

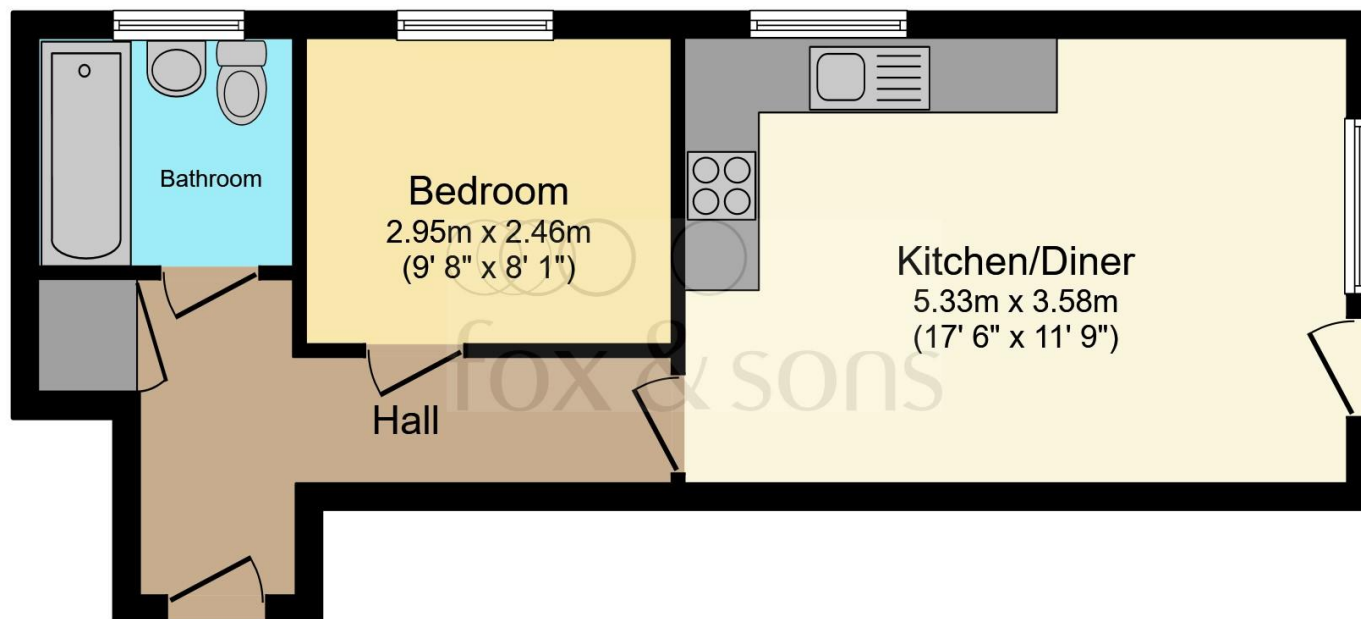
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.  
Heated towel rail. Shaver point. Double glazed window to the rear aspect.

## Garden

Patio and artificial grass.

## Off Road Parking

Allocated parking space.



Total floor area 38.3 m<sup>2</sup> (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](http://www.focalagent.com)



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## 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



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Property Ref:  
EBN120736 - 0002

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Please note the marker reflects the postcode not the actual property



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