



Eversfield Road, Eastbourne BN21 2DS

welcome to

Eversfield Road, Eastbourne

A spacious and extremely well appointed two bedroom first floor apartment forming part of this sought after modern development in the sought after Upperton. This Victorian property benefits from high ceilings. Large bay windows, with build in window seating in kitchen/lounge.



Communal Entrance Porch

Stairs leading to all floors.

Entrance Hall

Entry phone system.

Open Plan Lounge / Kitchen

20' 11" into bay x 15' 9" max (6.38m into bay x 4.80m max)

Lounge

Double glazed bay window to the front aspect.
Radiator.

Kitchen

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 dish washer. Island.

Bedroom 1

14' 6" into recess x 12' 1" (4.42m into recess x 3.68m)
Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

Bedroom 2

14' 10" into recess x 8' 7" max (4.52m into recess x 2.62m max)
Double glazed window to the front aspect. Radiator.

Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W,C, Wash hand basin. Heated towel rail. Space and plumbing for washing machine. Extractor fan.



Total floor area 63.9 m² (688 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/EBN116986



welcome to

Eversfield Road, Eastbourne

- ***Guide Price £240,000 - £250,000***
- TWO BEDROOM FIRST FLOOR FLAT
- OPEN PLAN LOUNGE / KITCHEN WITH ISLAND
- SHARE IN THE FREEHOLD
- MODERN AND FINISHED TO A HIGH STANDARD THROUGHOUT

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1558.60

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000 - £250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN116986



Property Ref:
EBN116986 - 0007

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.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk