





welcome to

Stanhope Court Silverdale Road, Eastbourne

Two bedroom period conversion situated in one of Eastbourne's most desired areas close to local shops & train station. Benefiting from spacious lounge, two double bedrooms, en - suite, communal gardens and more. Being sold with a share of the freehold. Perfect for first time buyers!













Communal Entrance Hall

Stairs leading to all floors.

Entrance Hall

Entry phone system. Cupboard. Radiator.

Lounge

17' 11" into recess x 17' 8" (5.46m into recess x 5.38m) Window to the side aspect. Fire place.

Kitchen

9' 3" x 12' 1" (2.82m x 3.68m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine and dish washer. Space for fridge / freezer. Double electric oven and gas hob. Boiler. Window to the side aspect.

Bedroom 1

17' 10" into recess x 10' 1" max (5.44m into recess x 3.07m max)

Window to the side aspect. Radiator.

En - Suite

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

Bedroom 2

13' 7" x 12' into recess (4.14m x 3.66m into recess) Window to the side aspect. Fitted wardrobe. Built in wardrobe. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Window to the side aspect.



Total floor area 86.4 m² (930 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





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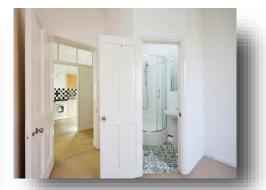
- SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
- COMMUNAL FRONT GARDEN
- HIGHLY SOUGHT AFTER MEADS LOCATION
- ORIGINAL FEATURES
- CLOSE TO THEATRE DISTRICT, TOWN CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: D

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.

£230,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118922



Property Ref: EBN118922 - 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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