

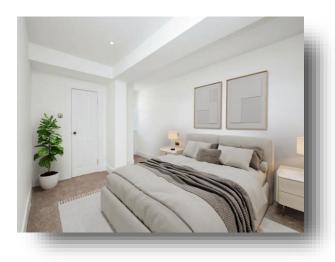
**Burlington Place, Eastbourne BN21 4AR** 



# welcome to

# **Burlington Place, Eastbourne**

\* OVER 1000SQFT OF LIVING SPACE \* READY TO MOVE INTO NOW \* ALLOCATED PARKING \* Introducing this glorious 2 bedroom lower ground floor apartment boasting over 1000 sqft with private entrance and allocated parking.













**Private Entrance** Stairs leading to private entrance.

#### **Open Plan Living/Dining**

16' 8" x 9' 8" ( 5.08m x 2.95m ) Double glazed window to the rear aspect. Feature fire place. Cupboard containing boiler. Radiator.

#### Kitchen

24' 10" x 13' 9" (7.57m x 4.19m) A range of wall and base units with work top over incorporating a one and a half bowl sink and drainer unit. Electric oven with extractor fan above. Integrated fridge / freezer, oven with cooker hood above, dish washer and washing machine. Spotlighting. Under counter lights.

### Inner Hall

Spacious hallway with storage cupboard.

#### Bedroom 1

19' 8" x 10' 2" (  $5.99m\ x$  3.10m ) Double glazed bay window to the front aspect. Radiator.

#### Bedroom 2

19' 3" x 10' 7" ( 5.87m x 3.23m ) Double glazed window to the front aspect. Storage cupboard. Radiator.

#### Bathroom

Comprising a bath with mixer taps and over head rainfall shower attachment. Low level W.C. Wash hand basin. Tiled flooring throughout. Tiled splashblack. Heated towel rail. Electric mirror.

**Private Garden** Private garden with slabbed patio area.





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# **Burlington Place, Eastbourne**

- BRAND NEW
- LOWER GROUND FLOOR
- TWO BEDROOM APARTMENT
- OPEN PLAN LIVING
- OFF STREET PARKING TO THE REAR

#### Tenure: Leasehold EPC Rating: Exempt

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.

## guide price

# £280,000 - £300,000



# view this property online fox-and-sons.co.uk/Property/EBN119814



Property Ref: EBN119814 - 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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