



Cornfield Terrace, Eastbourne BN21 4NN



welcome to

Cornfield Terrace,Eastbourne

GUIDE PRICE £150,000 - £160,000 A well-presented one bedroom first floor flat located within close proximity to Eastbourne train station. Offering light and airy accommodation comprising of; bay fronted living room, modern kitchen, bedroom and bathroom. Available to view immediately.



Communal Entrance

Stairs leading to first floor.

Entrance Hall

Entry phone system.

Lounge

16' 2" into bay x 12' 8" plus recess (4.93m into bay x 3.86m plus recess)

Bay window to the side aspect. Window to the front aspect. Radiator.

Kitchen

12' 10" x 4' 9" (3.91m x 1.45m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and electric hob. Space for fridge / freezer. Space and plumbing for washing machine. Cupboard containing boiler. Radiator.

Bedroom

Window to the side aspect. Radiator. Built in wardrobe.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Radiator.



Total floor area 46.0 m² (495 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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Cornfield Terrace, Eastbourne

- ***GUIDE PRICE £150,000 - £160,000***
- CONVERTED FLAT
- FIRST FLOOR
- OUTSKIRTS OF TOWN CENTRE LOCATION
- CLOSE TO SEAFRONT

Tenure: Leasehold EPC Rating: D

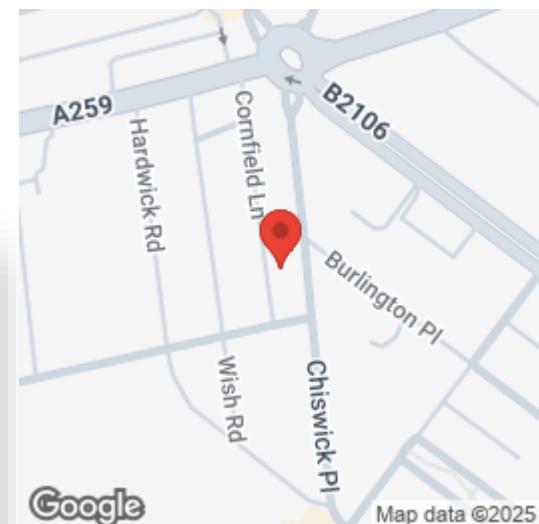
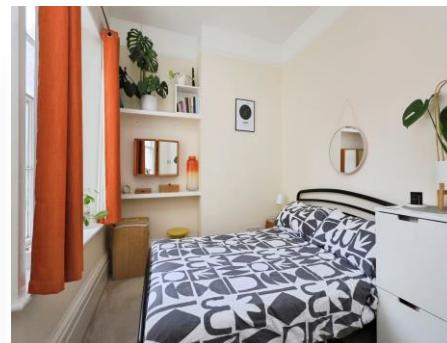
Council Tax Band: A Service Charge: 522.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 188 years from 01 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000 - 160,000



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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.



Property Ref:
EBN119579 - 0004



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