



Royal Parade, Eastbourne BN22 7JY

welcome to

Royal Parade, Eastbourne

*** GUIDE PRICE £550,000 - £575,000 ***

A unique property located on Eastbourne seafront comprising of two separate two bedroom flats offering well presented accommodation throughout. Additionally benefiting from having a garage to the rear.



Ground Floor Flat

Entrance Hall

Open Plan Lounge / Dining Room

Double glazed window to the rear aspect. Double glazed door to the side 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 hob with extractor fan above. Space and plumbing for washing machine and dish washer. Breakfast bar. Space for fridge / freezer. Double glazed window to the side aspect.

Bedroom 1

Double glazed bay window to the front aspect. Radiator.

Bedroom 2

Double glazed bay window to the rear aspect. Radiator.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Double glazed window to the side aspect.

Conservatory

Double glazed window to the rear and side aspect.

Rear Garden

Patio area with an area mostly laid to artificial grass.

First Floor Flat

Communal Entrance

Entrance Hall

Stairs leading from ground floor to first floor landing. Cupboards.

Lounge

15' 3" max x 12' 6" (4.65m max x 3.81m)
Double glazed bay window to the front aspect. Door leading to balcony. Radiator.

Kitchen

13' 9" x 5' 8" (4.19m x 1.73m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Space and plumbing for washing machine and dish washer. Space for fridge / freezer. Radiator. Double glazed window and door to the front aspect.

Bedroom 1

17' 5" max x 10' 6" (5.31m max x 3.20m)
Double glazed bay window to the rear aspect. Radiator.

Bedroom 2

14' 9" max x 8' 2" max (4.50m max x 2.49m max)
Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Double glazed window to the side aspect.

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin.

Private Balcony



view this property online fox-and-sons.co.uk/Property/EBN117476



welcome to

Royal Parade, Eastbourne

- *** GUIDE PRICE £550,000 - £575,000 ***
- FREEHOLD PROPERTY COMPRISING OF TWO SEPARATE FLATS
- GROUND FLOOR TWO BEDROOM FLAT WITH GARDEN AND ACCESS TO GARAGE
- FIRST FLOOR TWO BEDROOMS FLAT WITH BALCONY
- GARAGE TO REAR

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£550,000 - £575,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN117476



Property Ref:
EBN117476 - 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.

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