

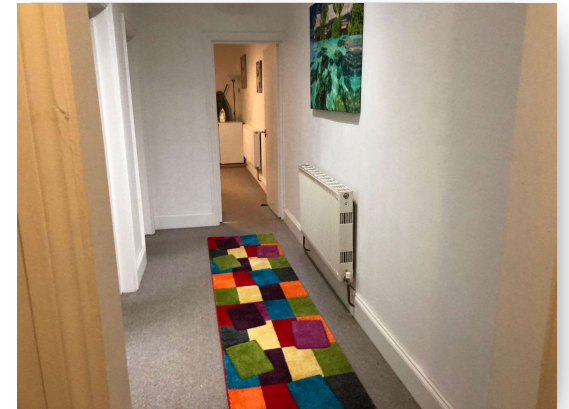
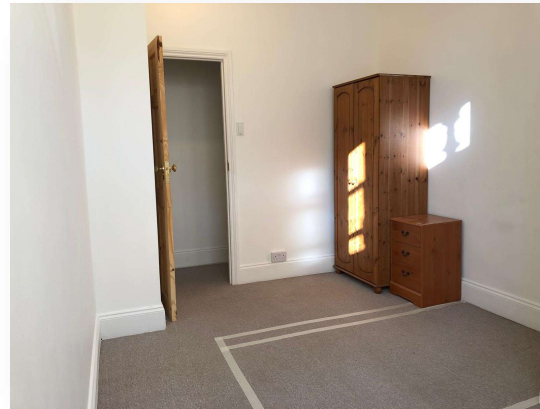


Basement Flat Church Road, St. Leonards-On-Sea TN37 6HB

Welcome to

Basement Flat Church Road, St. Leonards-On-Sea

Accommodation comprises TWO reception room, ONE bedroom, study and fitted kitchen & bathroom. The property further benefits from a PRIVATE REAR GARDEN and is being sold chain free.





Private Entrance Hall

Inner Hall

Reception Room

10' 6" max x 9' max (3.20m max x 2.74m max)

Study/ Dressing Room

13' x 6' (3.96m x 1.83m)

Bathroom

Dining Area/Reception Room

16' x 8' 6" (4.88m x 2.59m)

Bedroom

19' x 10' 3" (5.79m x 3.12m)

Kitchen

6' 10" x 8' (2.08m x 2.44m)

Private Walled Garden

Welcome to

Basement Flat Church Road, St. Leonards-On-Sea

- Lower Ground Floor Apartment
- One Bedroom
- Fitted Kitchen & Bathroom
- Interconnecting Room
- Private Rear Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS118827 - 0006

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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