



**Blakes Way, Eastbourne BN23 6EW**



**welcome to**

**Blakes Way, Eastbourne**

Fox & Sons are delighted to bring to the market this first floor flat located along the desirable location of Eastbourne's ever popular seafront boasting two double bedrooms, separate kitchen, spacious lounge, and a south facing balcony with stunning sea views. Further benefits include allocated parking and the property being sold chain free! Viewing comes highly recommended to fully appreciate this wonderful seaside home.



## Entrance Hall

## Bedroom One

14' 10" x 10' 9" ( 4.52m x 3.28m )

## Bedroom Two

11' 11" x 9' 3" ( 3.63m x 2.82m )

## Shower Room

6' 4" x 6' 3" ( 1.93m x 1.91m )

## Kitchen

9' 3" x 8' 4" ( 2.82m x 2.54m )

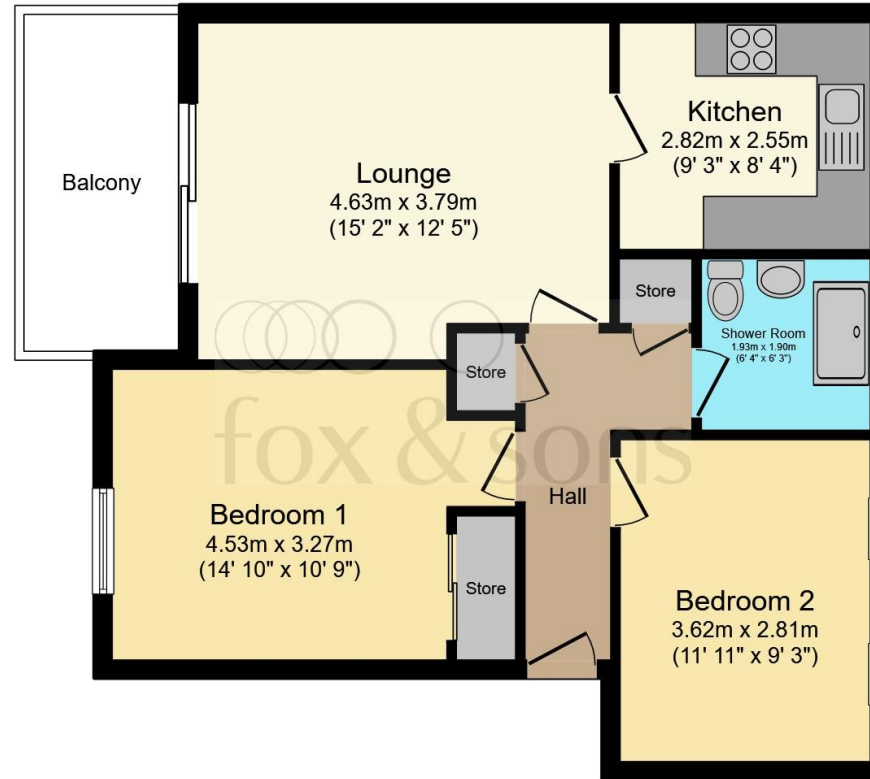
## Lounge

15' 2" x 12' 5" ( 4.62m x 3.78m )

## Balcony

## Agents Note

A lease extension is being discussed with the freeholder.



Total floor area 67.5 m<sup>2</sup> (726 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](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/LGL110809](http://fox-and-sons.co.uk/Property/LGL110809)



welcome to

## Blakes Way, Eastbourne

- TWO DOUBLE BEDROOM FIRST FLOOR FLAT
- SPACIOUS LOUNGE WITH SPACE FOR DINING
- SOUTH FACING BALCONY WITH STUNNING SEA VIEWS
- DESIRABLE SEAFRONT LOCATION
- ALLOCATED PARKING
- NO FORWARD CHAIN!
- AGENTS NOTE - A LEASE EXTENSION IS BEING DISCUSSED WITH THE FREEHOLDER

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL110809](https://fox-and-sons.co.uk/Property/LGL110809)



Property Ref:  
LGL110809 - 0004

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 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**