



Martello Road, Eastbourne BN22 7SS

welcome to

Martello Road, Eastbourne

Fox & Sons are delighted to bring to the market this fantastic opportunity to acquire this well presented two bedroom end terraced house located in the popular area of Eastbourne being within close proximity to local shopping facilities, amenities, and Eastbourne's ever popular seafront. The property in brief comprises two double bedrooms, open plan lounge, kitchen/ diner with double doors leading out to the rear garden and a bathroom. Further features include front and rear gardens, to the rear is a low maintenance rear garden with a patio seating area, and towards the front of the property is an area laid to lawn, the property also benefits from being sold chain free and viewing comes highly recommended!



Entrance Hall

Lounge

22' 10" x 10' 5" (6.96m x 3.17m)

Kitchen/ Diner

13' 5" x 8' 10" (4.09m x 2.69m)

Understairs Storage

First Floor Landing

Storage Cupboard

Bedroom One

13' 5" x 11' 3" (4.09m x 3.43m)

Bedroom Two

11' 2" x 6' 6" (3.40m x 1.98m)

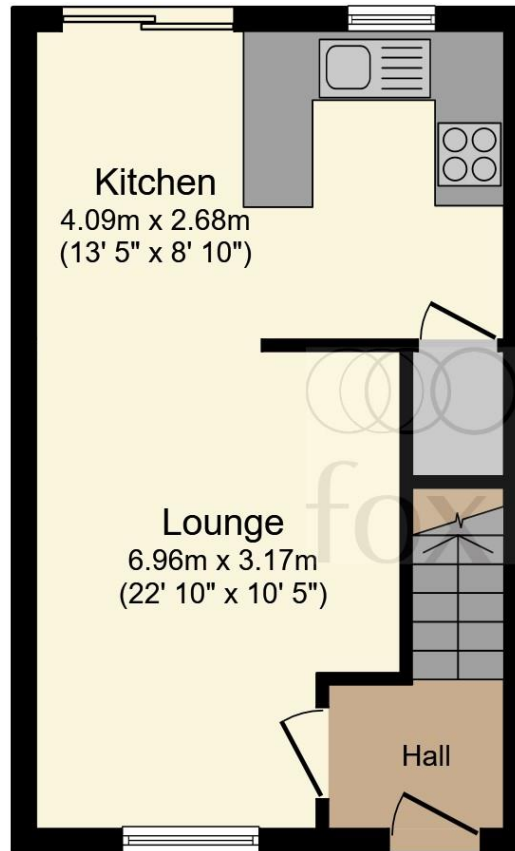
Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)

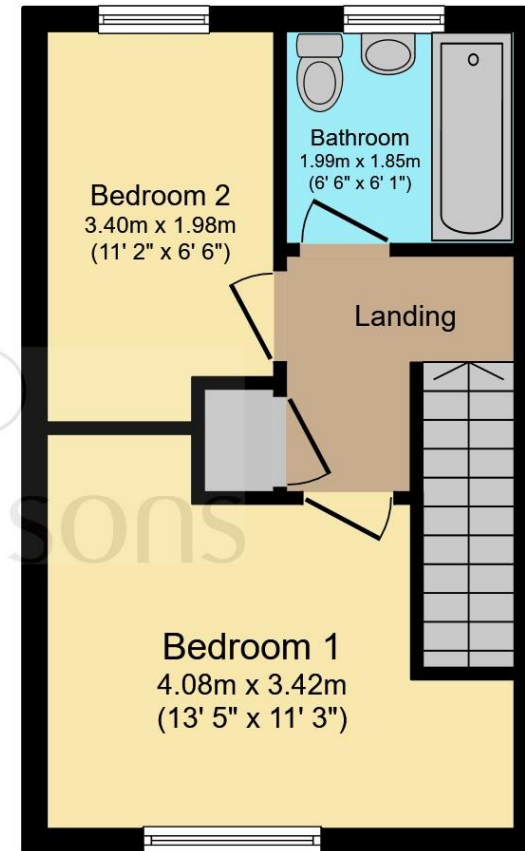
Outside

Rear Garden

Front Garden



Ground Floor



First Floor

Total floor area 56.4 m² (607 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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welcome to

Martello Road, Eastbourne

- END TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- KITCHEN/ DINER
- OPEN PLAN LOUNGE
- BATHROOM
- LOW MAINTENANCE REAR GARDEN
- SOLD WITH NO FORWARD CHAIN
- CLOSE TO LOCAL SHOPS

Tenure: Freehold EPC Rating: D

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL111056 - 0002

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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fox & sons



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk