



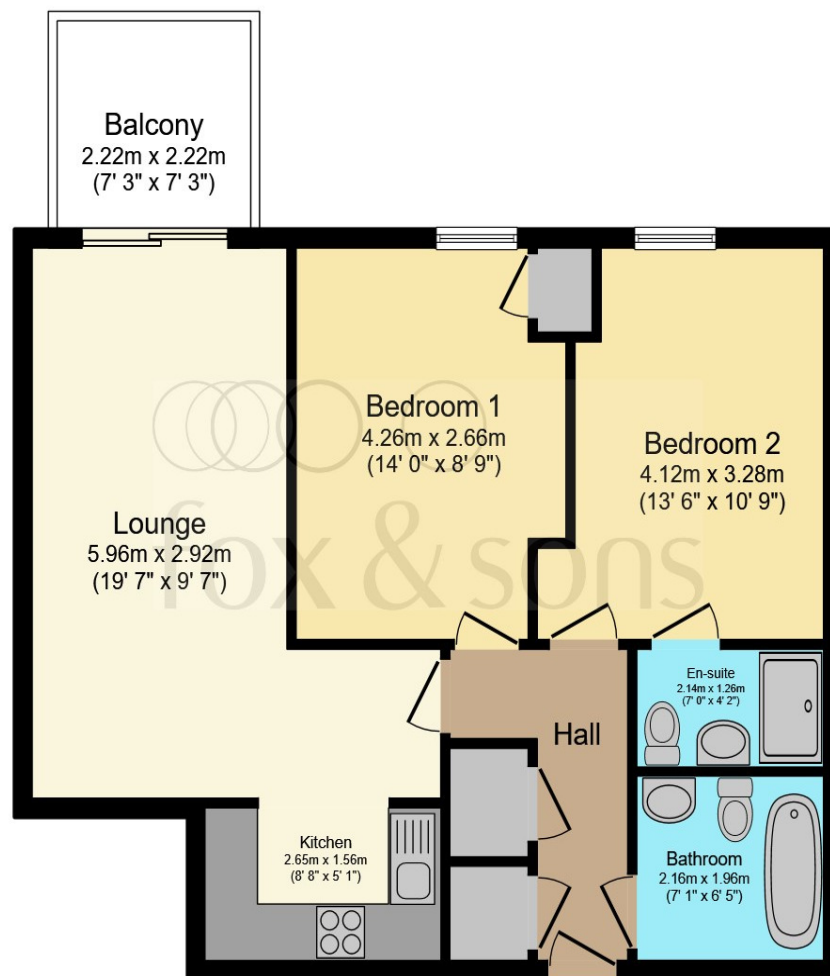
Scotney House Groombridge Avenue, Eastbourne BN22 7FE

welcome to

Scotney House Groombridge Avenue, Eastbourne

**** GUIDE PRICE ** £190,000 - £200,000**** Fox and Sons are delighted to present to the market this stunning and immaculate apartment located just off of Eastbourne seafront, boasting its own private balcony and two double bedrooms,





Total floor area 65.5 m² (705 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

Communal Entrance

Entrance Hall

Storage Cupboard

Lounge

19' 7" x 9' 7" (5.97m x 2.92m)

Kitchen Area

8' 8" x 5' 1" (2.64m x 1.55m)

Balcony

Bedroom One

14' x 8' 9" (4.27m x 2.67m)

Bedroom Two

13' 6" x 10' 9" (4.11m x 3.28m)

En-Suite

7' x 4' 2" (2.13m x 1.27m)

Family Bathroom

7' 1" x 6' 5" (2.16m x 1.96m)

Allocated Parking Space

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- ** GUIDE PRICE ** £190,000 - £200,000** STUNNING APARTMENT IN SOUGHT AFTER EASTBOURNE LOCATION
- PRIVATE BALCONY
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- PURPOSE BUILT BLOCK CLOSE TO THE SEAFRONT

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2415.45

guide price

£190.000 - £200.000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111123



Property Ref:
LGL111123 - 0008

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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