



**Dominica Court, Eastbourne BN23 5TR**

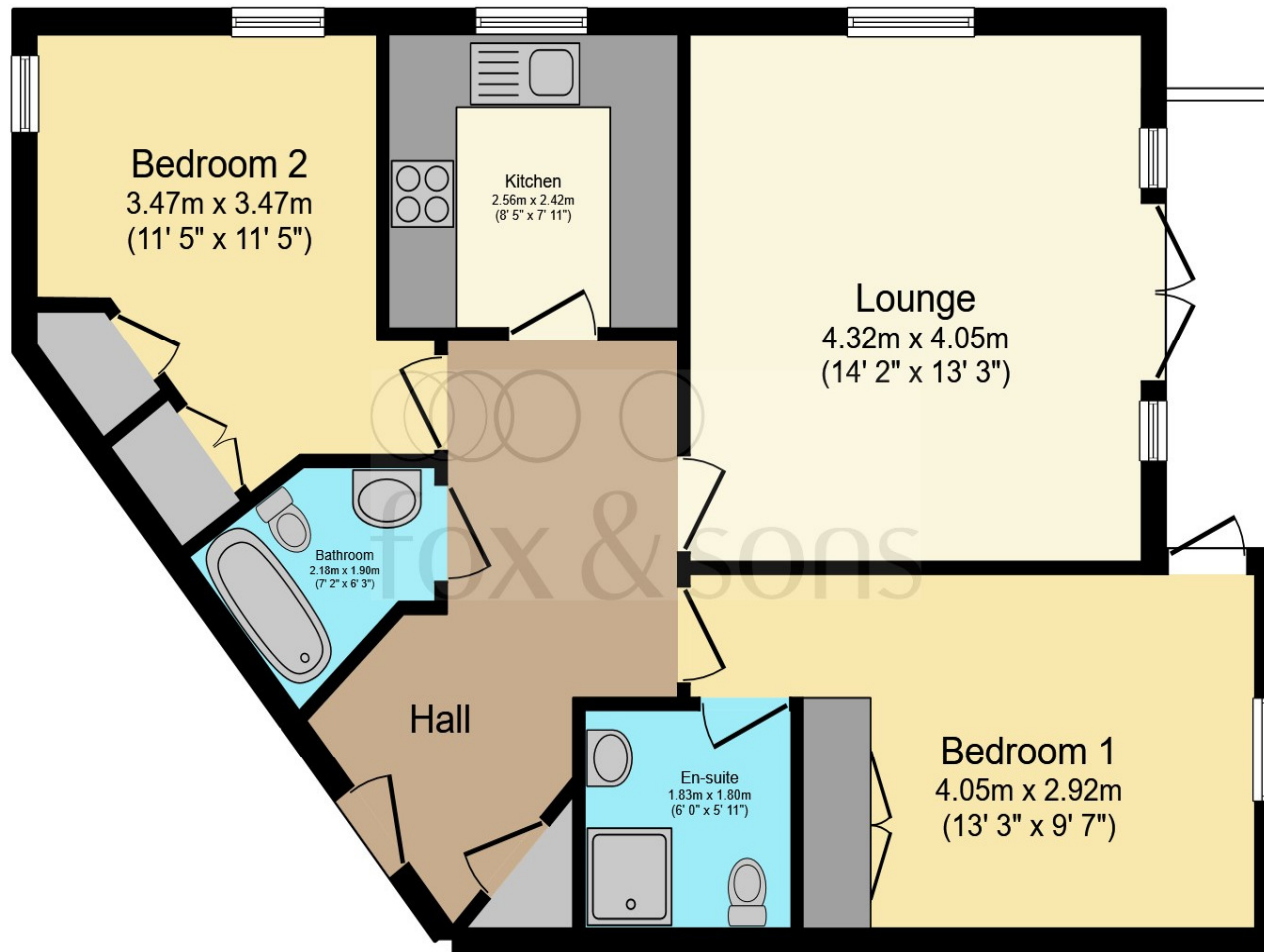


**welcome to**

**Dominica Court, Eastbourne**

**\*\*£225,000- £235,000\*\***Fox & Sons are delighted to present this immaculate two-bedroom apartment, located within the exclusive gated development of Dominica Court. Perfectly positioned just moments from the harbour, a range of popular restaurants, and within walking distance to the beach





## Entrance Hall

## Lounge

14' 2" x 13' 3" ( 4.32m x 4.04m )

## Balcony

## Kitchen

8' 5" x 7' 11" ( 2.57m x 2.41m )

## Bedroom One

13' 3" x 9' 7" ( 4.04m x 2.92m )

## En-Suite

6' x 5' 11" ( 1.83m x 1.80m )

## Bedroom Two

11' 5" x 11' 5" ( 3.48m x 3.48m )

## Bathroom

7' 2" x 6' 3" ( 2.18m x 1.91m )

Total floor area 66.0 m<sup>2</sup> (711 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)



welcome to

## Dominica Court, Eastbourne

- **\*\*GUIDE PRICE \*\*£225,000- £235,000\*\*IMMACULATE**
- TWO-BEDROOM APARTMENT
- SECURE GATED DEVELOPMENT - DOMINICA COURT
- PRIVATE BALCONY WITH SEA VIEWS
- VIEWS OF THE HISTORIC MARTELLO TOWER
- MASTER BEDROOM WITH EN-SUITE BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2605.20

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**guide price £225,000 - £235,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL109813](https://fox-and-sons.co.uk/Property/LGL109813)



Property Ref:

LGL109813 - 0004

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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.



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