



**Collingwood Close, Eastbourne BN23 6HZ**

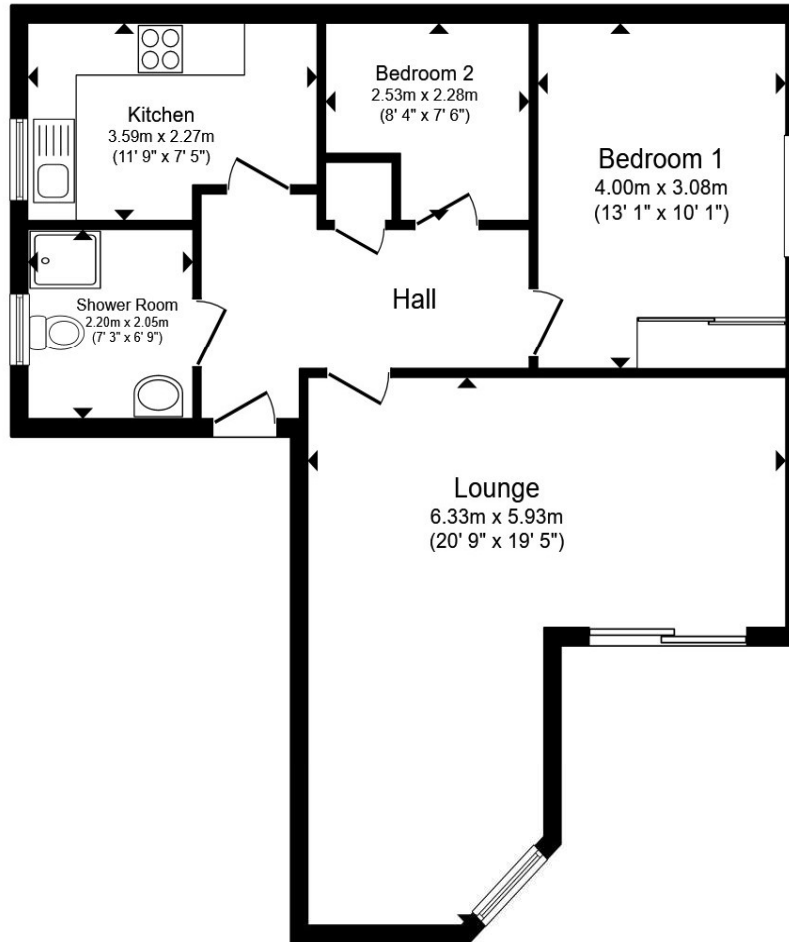


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## **Collingwood Close, Eastbourne**

A ground floor two-bedroom flat in the highly sought-after Langney Point location, offered chain free. Features include a patio area, garage, share of freehold, and long lease. Ideal for first-time buyers or investors, with easy access to local amenities and Eastbourne seafront.





**Lounge**  
20' 9" x 19' 5" ( 6.32m x 5.92m )

**Kitchen**  
11' 9" x 7' 5" ( 3.58m x 2.26m )

**Bedroom One**  
13' 1" x 10' 1" ( 3.99m x 3.07m )

**Bedroom Two**  
8' 4" x 7' 6" ( 2.54m x 2.29m )

**Bathroom**  
7' 3" x 6' 9" ( 2.21m x 2.06m )

**Patio Area**

Total floor area 66.9 m<sup>2</sup> (720 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.propertybox.io](http://www.propertybox.io)

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## **Collingwood Close, Eastbourne**

- Ground floor flat
- Two bedrooms
- Private patio area
- Garage
- Share of freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2319.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111732](https://fox-and-sons.co.uk/Property/LGL111732)



Property Ref:  
LGL111732 - 0002

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**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



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