



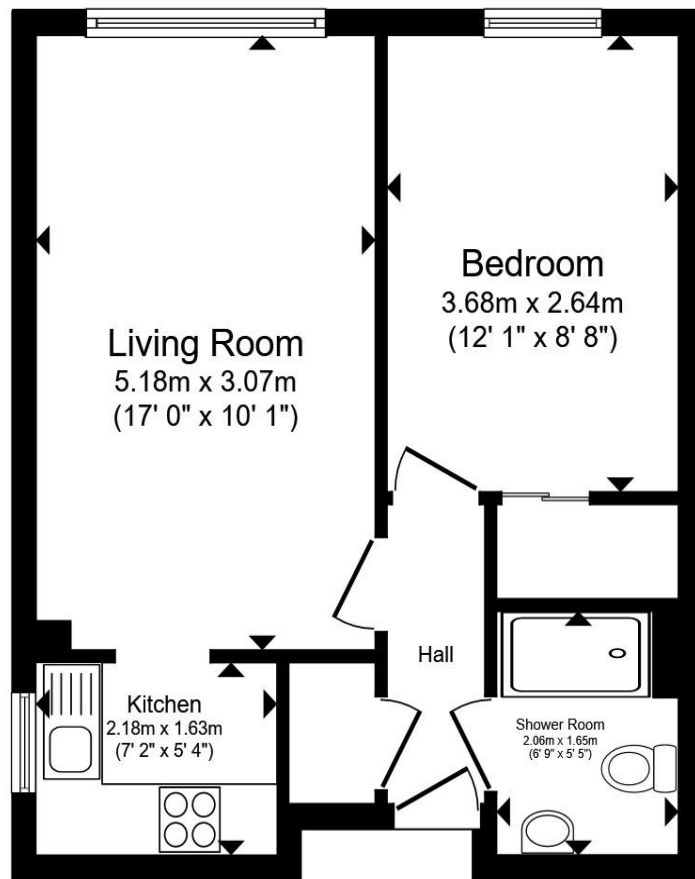
**Homelatch House St. Leonards Road, Eastbourne BN21 3UW**

**welcome to**

**Homelatch House St. Leonards Road, Eastbourne**

A well-presented one-bedroom retirement flat on the third floor, offered chain free and exclusively for over-60'. The development provides residents' parking, attractive communal gardens, a shared laundry room, and a convenient guest suite. An ideal low-maintenance home in a friendly, secure setting





**Floor Plan**

Total floor area 39.3 m<sup>2</sup> (423 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)



**Agents Note**

**Communal Entrance**

**Entrance Hall**

**Lounge**

16' 11" x 10' 6" ( 5.16m x 3.20m )

**Kitchen**

5' 4" x 7' 3" ( 1.63m x 2.21m )

**Bedroom**

12' 2" x 8' 8" ( 3.71m x 2.64m )

**Shower Room**

welcome to

## Homelatch House St. Leonards Road, Eastbourne

- ONE BEDROOM RETIREMENT FLAT
- THIRD FLOOR WITH LIFT ACCESS
- CHAIN FREE
- RESIDENTS PARKING
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4575.74

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £50,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120838](https://fox-and-sons.co.uk/Property/EBN120838)



Property Ref:  
EBN120838 - 0004

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**01323 410911**



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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