



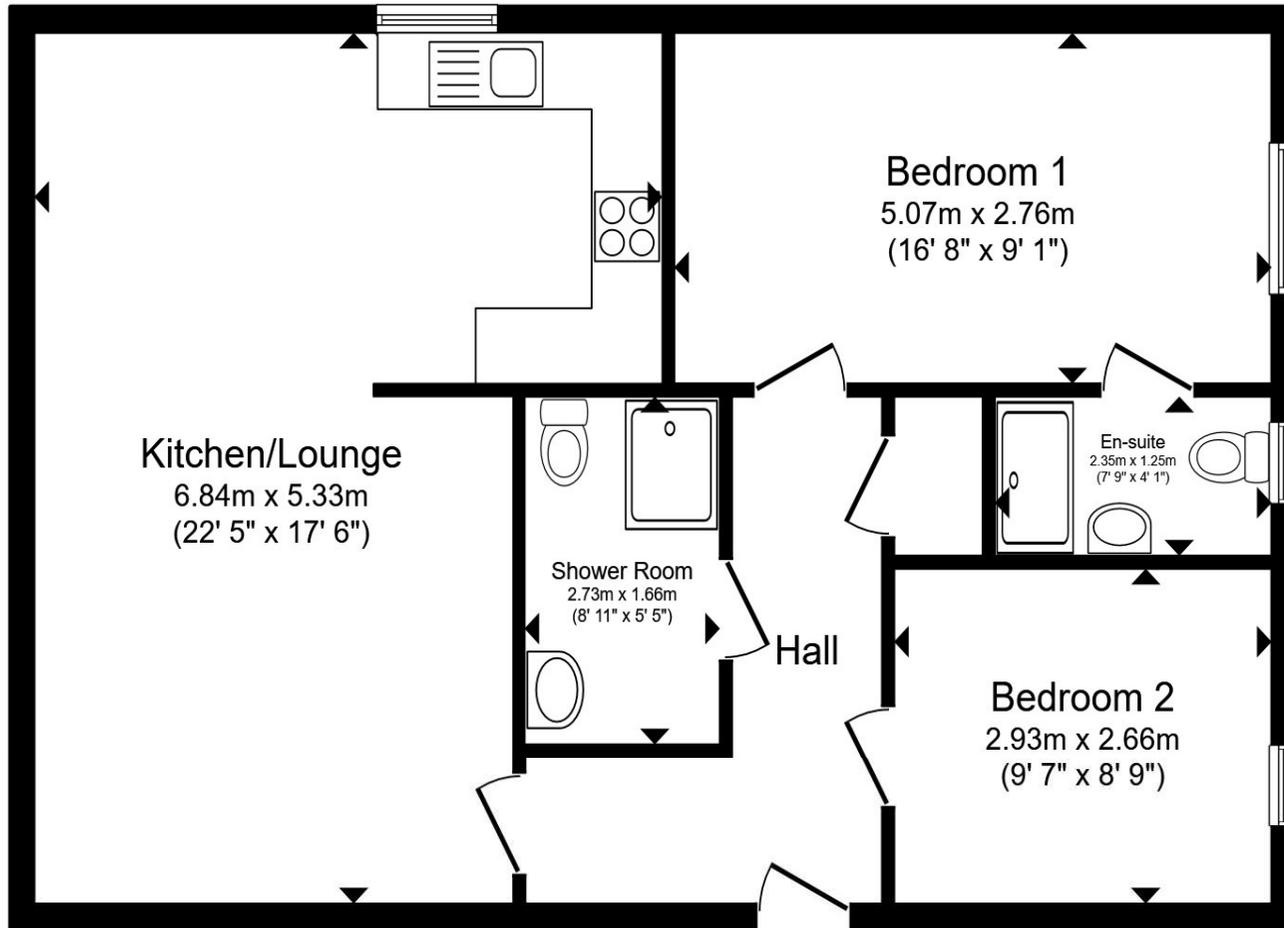
**Winchelsea Road, Eastbourne BN22 7PR**

**welcome to**

**Winchelsea Road, Eastbourne**

**\*\*GUIDE PRICE "£200,000 - £230,000\*\***A well-presented two-bedroom ground floor flat with its own private front door, offering comfortable and practical accommodation including a lounge/diner, fitted kitchen, wet room bathroom and an en-suite to the main bedroom.





**Entrance Hall**

**Kitchen/Lounge**

22' 5" x 17' 6" ( 6.83m x 5.33m )

**Bedroom One**

16' 8" x 9' 1" ( 5.08m x 2.77m )

**En-Suite**

7' 9" x 4' 1" ( 2.36m x 1.24m )

**Bedroom Two**

9' 7" x 8' 9" ( 2.92m x 2.67m )

**Shower Room**

8' 11" x 5' 5" ( 2.72m x 1.65m )

Total floor area 71.8 m<sup>2</sup> (773 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)



welcome to

## Winchelsea Road, Eastbourne

- \*\*\*GUIDE PRICE £200,000 - £230,000\*\*\*GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE
- TWO WELL PROPORTIONED BEDROOMS
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- LOUNGE/DINING ROOM
- FITTED KITCHEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1416.44

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000 - £230,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111751](https://fox-and-sons.co.uk/Property/LGL111751)



Property Ref:  
LGL111751 - 0005

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