

Carmen Court Eastbourne Road,Willingdon EASTBOURNE BN20 9NP

fox & sons

welcome to

Carmen Court Eastbourne Road, Willingdon EASTBOURNE

Guide £200,000-£215,000

A well-presented two-bedroom first floor flat in the popular Willingdon area. Offering a bright bay-fronted lounge, modern kitchen and two double bedrooms, the property is ideally located close to local shops, schools and bus routes.

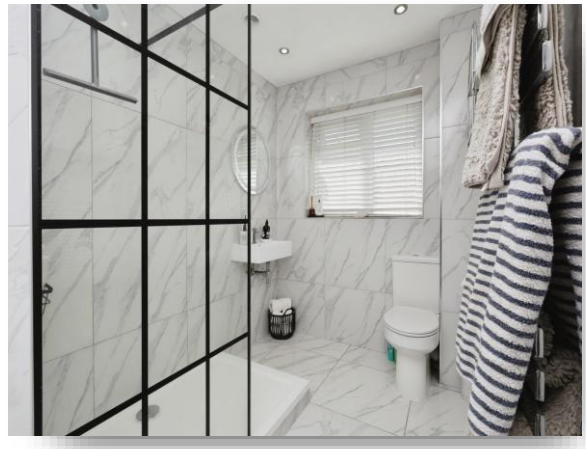


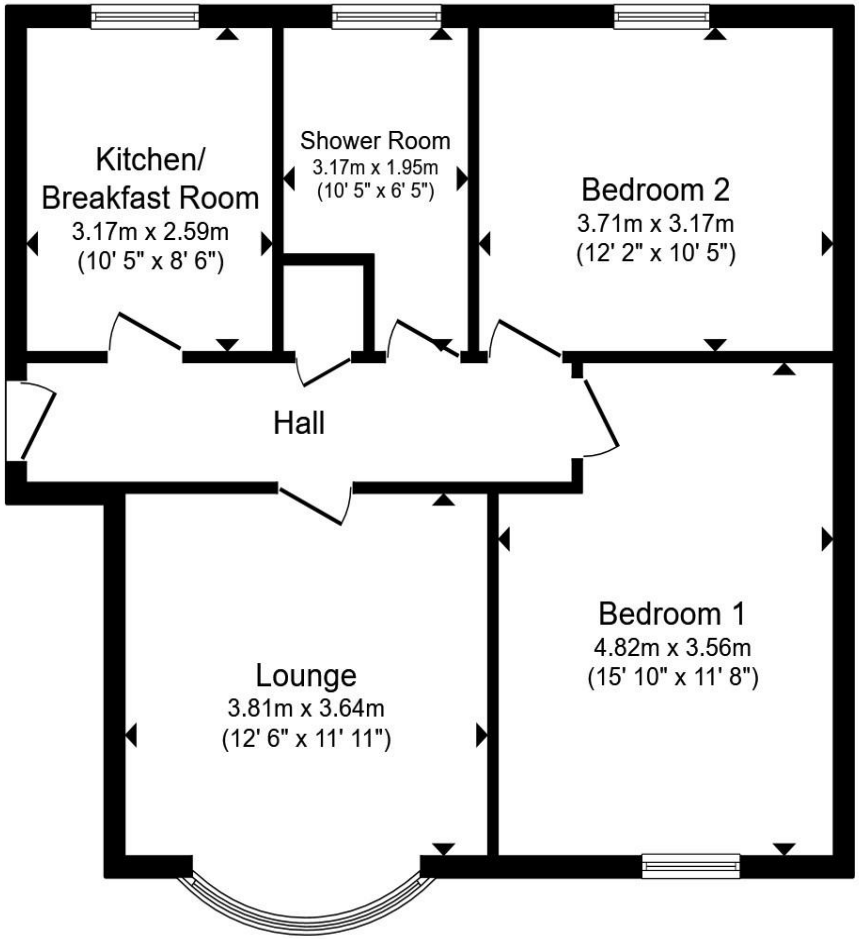












Total floor area 65.8 m² (708 sq.ft.) approx

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

fox & sons

Agent Note

Entrance Hall

Lounge
12' 6" x 11' 11" (3.81m x 3.63m)

Kitchen/Breakfast Room
10' 5" x 8' 6" (3.17m x 2.59m)

Storage

Bedroom One
15' 10" x 11' 8" (4.83m x 3.56m)

Bedroom Two
12' 2" x 10' 5" (3.71m x 3.17m)

Shower Room
10' 5" x 6' 5" (3.17m x 1.96m)

welcome to

Carmen Court Eastbourne Road, Willingdon EASTBOURNE

- Two bedroom first floor flat
- Two double bedrooms
- Bay-fronted lounge
- Popular Willingdon location
- Close to shops, schools and buses

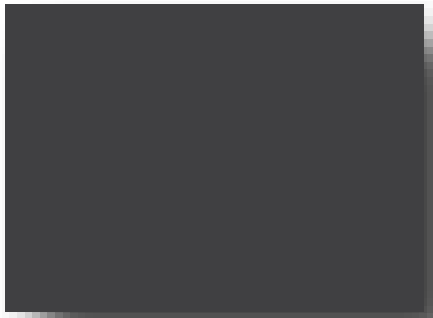
Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: 2048.20
Ground Rent: 800.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG105245

The Property Ombudsman

Property Ref:
PLG105245 - 0004

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.

fox & sons

01323 486561

polegate@fox-and-sons.co.uk

56A High Street, POLEGATE, East Sussex, BN26 6AD

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.