



Ashford Road, Eastbourne BN21 3TT

fox & sons

welcome to

Ashford Road, Eastbourne

A chain-free three bedroom mid terrace house located within the outskirts of Eastbourne's town centre. Being offered to the market with no onward chain.



Entrance Hall

Lounge

Double glazed window to the front aspect. Electric fire place. Thermostat. Radiator.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker with cooker hood above. Cupboard containing boiler. Double glazed window and door to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 1

Double glazed window to the front aspect. Radiator.

Bedroom 2

Double glazed window to the rear aspect. Radiator.

Bedroom 3

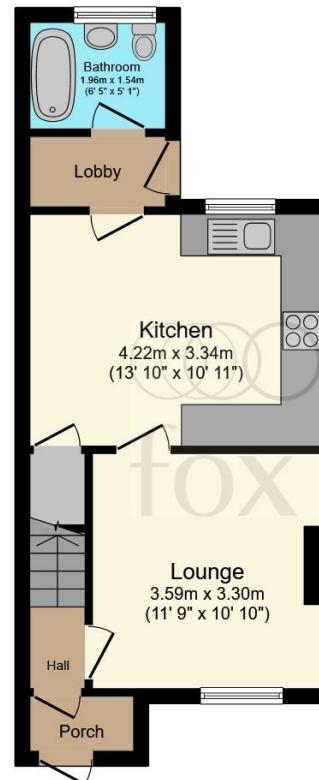
Double glazed window to the front aspect. Radiator.

Bathroom

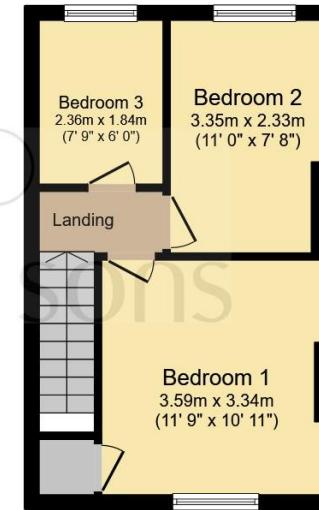
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Double glazed window to the rear aspect.

Rear Garden

Patio rear garden with rear access and wall surround.



Ground Floor



First Floor

Total floor area 64.4 m² (693 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



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welcome to

Ashford Road, Eastbourne

- THREE BEDROOMS
- REAR COURTYARD GARDEN
- CLOSE TO TRAIN STATION
- TOWN CENTRE LOCATION
- CHAIN FREE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£235,000



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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.



Property Ref:
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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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