



**Holly Place, Eastbourne BN22 0UT**

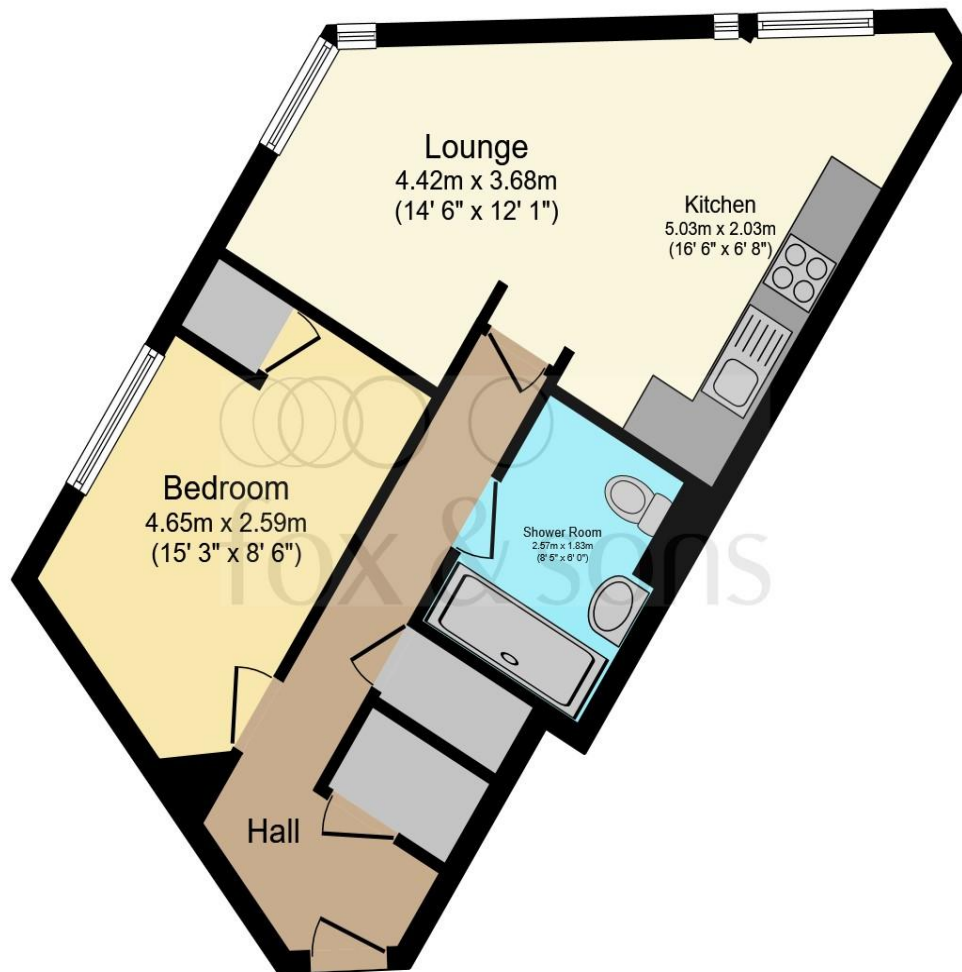


**welcome to**

## **Holly Place, Eastbourne**

A one bedroom top (second) floor flat located in Hampden Park benefiting from being close to local shops, schools and the train station. The property comprises of being spacious throughout with an open plan kitchen, lounge / dining room, shower room and bedroom. \*\*\*Guide Price £110,000 - £125,000\*\*\*





## Communal Entrance

## Entrance Hall

## Open Plan Kitchen / Lounge

18' 11" max x 16' 10" max ( 5.77m max x 5.13m max )

## Lounge

## Kitchen

## Bedroom

15' 5" max x 8' 7" max ( 4.70m max x 2.62m max )

## Shower Room

Total floor area 45.6 sq.m. (490 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](http://www.focalagent.com)

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## **Holly Place, Eastbourne**

- ONE BEDROOM FLAT
- TOP (SECOND) FLOOR
- SPACIOUS THROUGHOUT
- OPEN PLAN KITCHEN
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 939.26

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Oct 1989.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£110,000 - £125,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN119518](https://fox-and-sons.co.uk/Property/EBN119518)



Property Ref:  
EBN119518 - 0005

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**fox & sons**



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



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



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