



Sevenoaks Road, Eastbourne BN23 7SE

welcome to

Sevenoaks Road, Eastbourne

Fox and Sons are delighted to present to the market this three bedroom family home located in a popular location, boasting farmland views to the front of the property and being offered to the market with NO FORWARD CHAIN!



Entrance Hall**Cloakroom****Lounge**

24' x 10' 9" (7.32m x 3.28m)

Kitchen

12' 9" x 9' 6" (3.89m x 2.90m)

Stairs To First Floor**Bedroom One**

11' 2" x 10' 4" (3.40m x 3.15m)

Bedroom Two

12' 4" x 8' 4" (3.76m x 2.54m)

Bedroom Three

7' 5" x 6' 9" (2.26m x 2.06m)

Bathroom**Rear Garden****Front Garden****Garage****Agent's Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Sevenoaks Road, Eastbourne

- THREE BEDROOM FAMILY HOME
- POPULAR LOCATION WITH FARMLAND VIEWS
- NO FORWARD CHAIN!
- IN NEED OF SOME MODERNISATION
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL109266 - 0005

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 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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