

Dominica Court,Eastbourne BN23 5TR

fox & sons

welcome to

Dominica Court, Eastbourne

Providing flexible and spacious living space arranged over four floors we are pleased to present this four/five bedroom townhouse located in an exclusive development, overlooking the communal gardens and Harbour water feature. The beach and promenade are only are two minute walk away.















Ground Floor **First Floor** **Second Floor** **Third Floor**

Total floor area 163.1 m² (1,755 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

Entrance Porch

Entrance Hall

Garden Room/Study
14' 10" x 12' 1" (4.52m x 3.68m)

Utility Room
7' 7" x 7' 2" (2.31m x 2.18m)

Stairs To First Floor Landing

Kitchen
14' 10" x 9' 9" (4.52m x 2.97m)

Lounge
16' 11" x 14' 10" (5.16m x 4.52m)

Stairs To Second Floor Landing

Bedroom Two
14' 10" x 11' 4" (4.52m x 3.45m)

Bedroom Three
14' 10" x 9' 9" (4.52m x 2.97m)

Stairs To Third Floor Landing

Bedroom One
14' 9" x 10' 7" (4.50m x 3.23m)

Dressing Room
5' 11" x 4' 10" (1.80m x 1.47m)

En-Suite
8' 9" x 5' 10" (2.67m x 1.78m)

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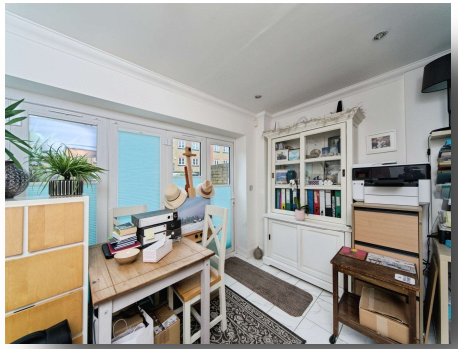
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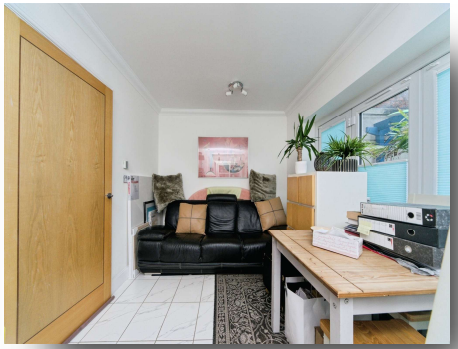
- Mid terrace townhouse in gated development
- Sitting/dining room
- Garden Room/ Study
- Kitchen/breakfast room with integrated appliances
- Master suite with dressing area and en suite

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£420,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111250

The Property Ombudsman

Property Ref:
LGL111250 - 0011

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 735561

langney@fox-and-sons.co.uk

20 Winston Crescent, Langney, EASTBOURNE, East Sussex, BN23 6NL

fox-and-sons.co.uk

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