



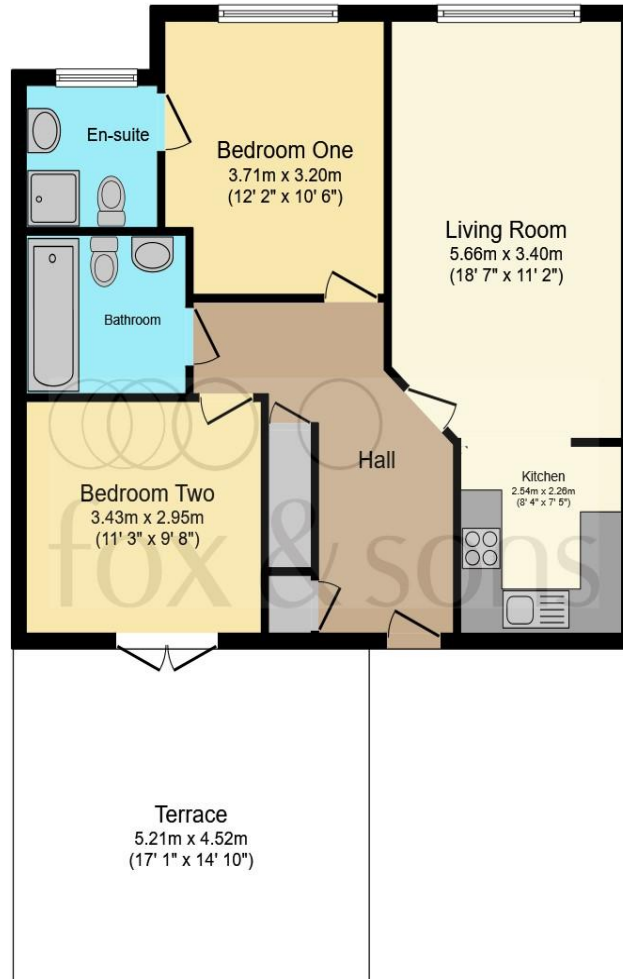
Discovery House Susans Road, Eastbourne BN21 3AG

welcome to

Discovery House Susans Road, Eastbourne

Spacious and well presented two bedroom flat in the centre of Eastbourne. This property offers spacious and bright open plan kitchen / living room, en-suite to master bedroom, private balcony, communal garden & allocated parking.





Communal Entrance Hall

Entrance Hall

Open Plan Kitchen / Lounge

26' max x 11' 2" (7.92m max x 3.40m)

Lounge

Kitchen

Bedroom 1

10' 3" max x 10' 3" max (3.12m max x 3.12m max)

En - Suite

Bedroom 2

9' 10" x 11' 1" (3.00m x 3.38m)

Bathroom

Private Balcony

Parking

Total floor area 70.3 sq.m. (756 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

welcome to

Discovery House Susans Road, Eastbourne

- TWO BEDROOM FIRST FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- COMMUNAL GARDENS
- CLOSE TO LOCAL AMENITIES AND SEAFRONT
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 472.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£168,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120590



Property Ref:
EBN120590 - 0002

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.

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