



Royal Parade, Eastbourne BN22 7AF



welcome to

Royal Parade, Eastbourne

A chain-free two-bedroom ground floor flat located directly on the seafront, benefiting from sea views and its own private entrance. Features include a bay-fronted lounge and scope for modernisation throughout. Ideal project opportunity. Appliances have not been tested.



Agents Note

Please note that whilst we have listed applicanes they have not been tested.

Private Entrance

Radiator. Cupboard.

Lounge

13' 6" x 14' into bay (4.11m x 4.27m into bay)
Double glazed bay window to the front aspect.
Radiators.

Kitchen

8' 7" x 7' 8" max (2.62m x 2.34m max)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Electric oven and gas hob. Radiator. Double glazed window to the side aspect.

Bedroom 1

11' 6" plus wardrobe x 10' 10" (3.51m plus wardrobe x 3.30m)
Double glazed window and French doors to the rear aspect leading to patio area. Radiator. Built in wardrobe.

Bedroom 2

12' 4" x 6' 9" (3.76m x 2.06m)
Double glazed window to the rear aspect. Boiler. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.



view this property online fox-and-sons.co.uk/Property/EBN120957



welcome to

Royal Parade, Eastbourne

- TWO BEDROOMS
- GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- BAY FRONTED LOUNGE
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120957



Property Ref:
EBN120957 - 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.

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.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk