



Belmore Road, Eastbourne BN22 8AU

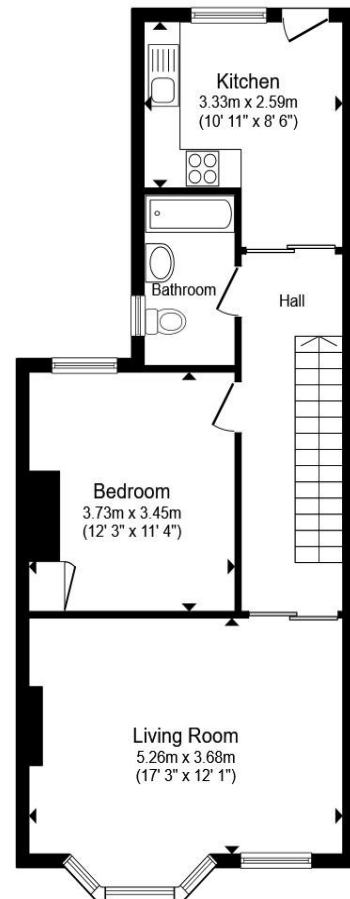
welcome to

Belmore Road, Eastbourne

*** GUIDE PRICE - £150,000 - £160,000 ***

A one bedroom first floor flat in the popular Roselands area of Eastbourne. Offering a spacious lounge with bay window, modern fitted kitchen, double bedroom, bathroom and the added benefit of a private rear garden.





First Floor

Total floor area 58.6 m² (631 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.propertybox.io



Communal Entrance

Entrance Hall

Lounge

17' 3" into recess x 14' 8" into bay (5.26m into recess x 4.47m into bay)

Kitchen

10' 11" into recess x 11' 9" into recess (3.33m into recess x 3.58m into recess)

Bedroom

11' 11" x 11' 4" into recess (3.63m x 3.45m into recess)

Bathroom

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- SPACIOUS LOUNGE WITH BAY WINDOW
- MODERN FITTED KITCHEN
- GENEROUS DOUBLE BEDROOM
- PRIVATE REAR GARDEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2000.

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

guide price

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Agents 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 can not be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121010



Property Ref:
EBN121010 - 0003

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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