



**Croft Court Bourne Street, Eastbourne BN21 3SA**

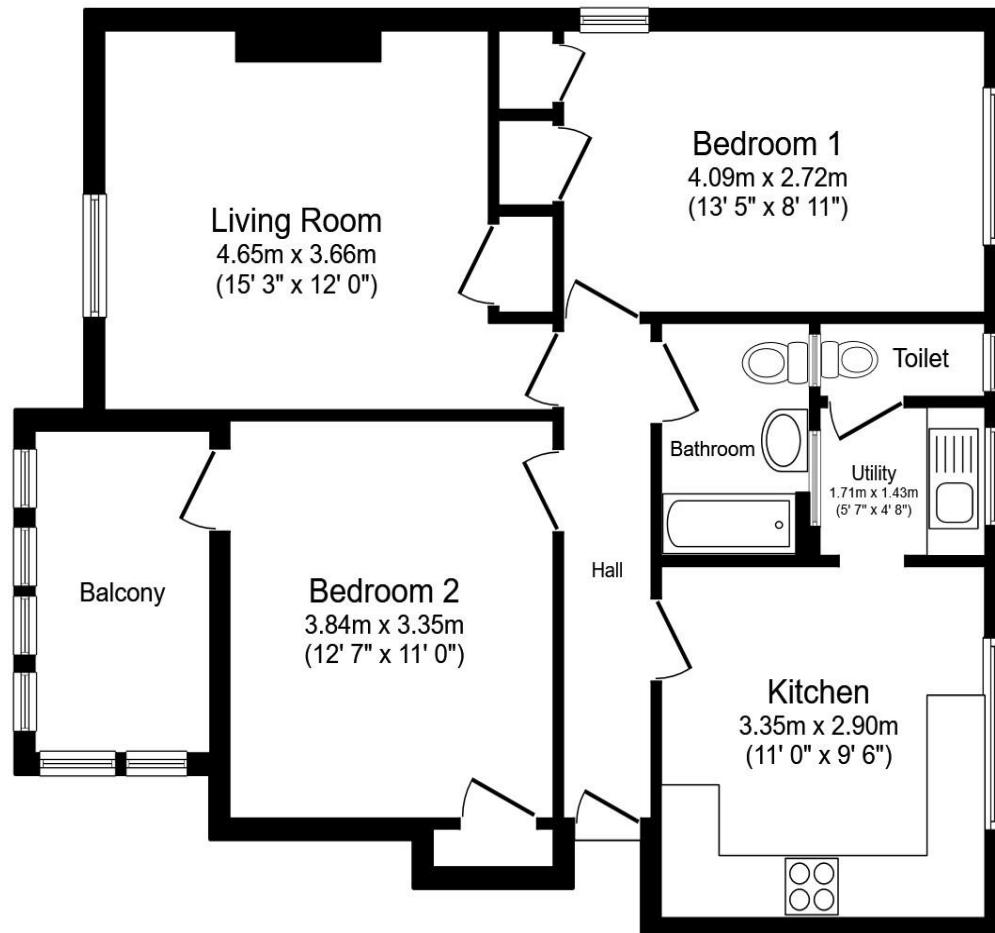
fox & sons

**welcome to**

**Croft Court Bourne Street, Eastbourne**

First floor flat with two double bedrooms close to the centre of Eastbourne town and seafront. Benefiting from an enclosed balcony, communal gardens to the rear with private brick built storage shed and shared parking. Viewing is highly recommended.





**Communal Entrance**

**Entrance Hall**

**Lounge**

12' 5" into recess x 15' 3" (3.78m into recess x 4.65m)

**Kitchen**

11' x 9' 3" (3.35m x 2.82m)

**Utility Room**

4' 4" x 5' 9" (1.32m x 1.75m)

**Cloakroom**

**Bedroom 1**

10' 11" x 12' 5" (3.33m x 3.78m)

**Bedroom 2**

8' 11" x 13' (2.72m x 3.96m)

**Bathroom**

**Enclosed Balcony**

**Storage**

**Parking**

**Communal Rear Gardens**

Total floor area 67.9 m<sup>2</sup> (731 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](http://www.propertybox.io)

welcome to

## Croft Court Bourne Street, Eastbourne

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- COMMUNAL PARKING
- PRIVATE STORAGE SHEDS
- ENCLOSED BALCONY

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 60.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Sep 1981.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£220,000**



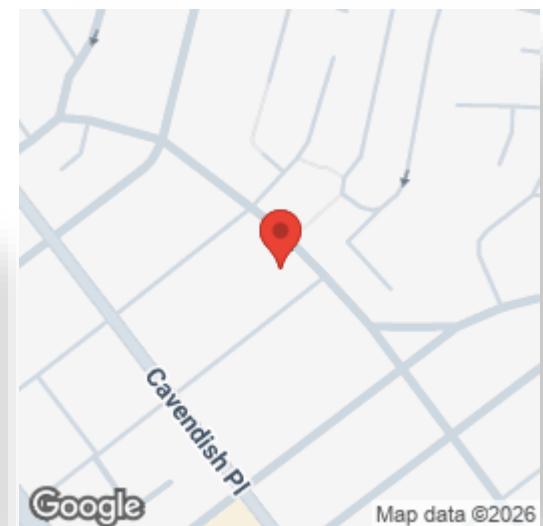
**view this property online** [fox-and-sons.co.uk/Property/EBN120497](http://fox-and-sons.co.uk/Property/EBN120497)



Property Ref:  
EBN120497 - 0003

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Please note the marker reflects the  
postcode not the actual property



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