

Linkswood Compton Place Road,Eastbourne BN21 1EF

fox & sons

welcome to

Linkswood Compton Place Road, Eastbourne

GUIDE PRICE £325,000 - £350,000Spacious three-bedroom first floor flat situated in the Upperton area of Eastbourne. Offered chain free and benefiting from a share of the freehold, the property features a private balcony, garage, visitor parking and a separate cloakroom.



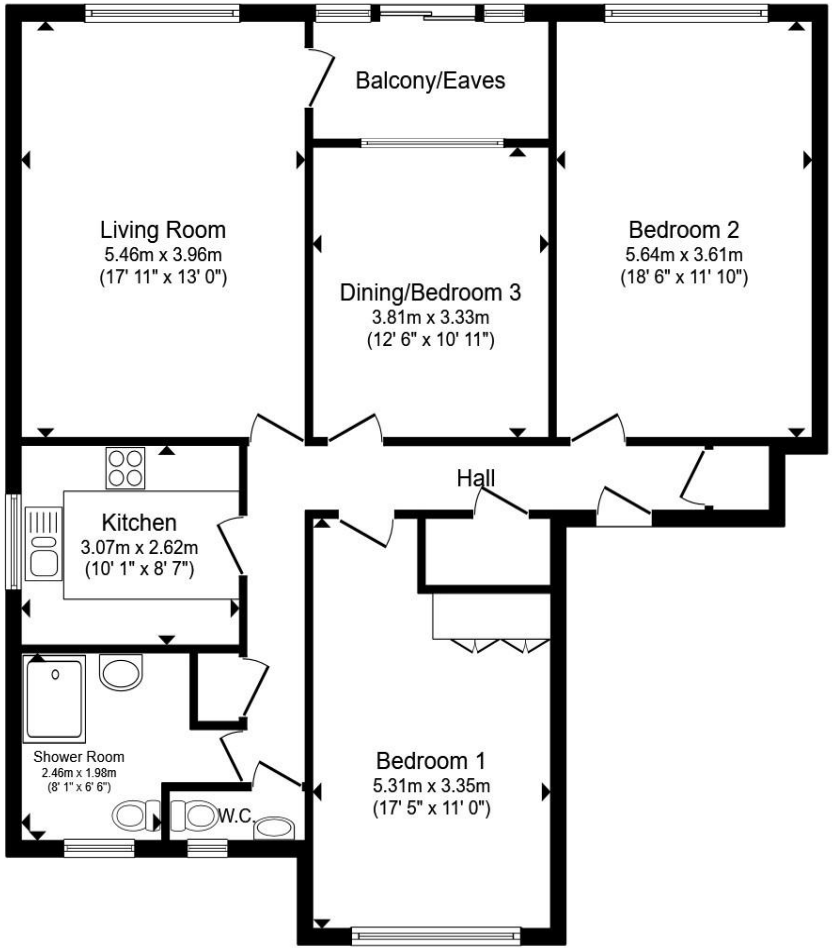












Total floor area 101.5 m² (1,092 sq.ft.) approx

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

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Communal Hall

Entrance Hall

Lounge
17' 11" x 13' 11" (5.46m x 4.24m)

Kitchen
10' 1" x 8' 8" (3.07m x 2.64m)

Bedroom 1
17' 4" into recess x 11' (5.28m into recess x 3.35m)

Bedroom 2
18' 5" into recess x 11' 10" (5.61m into recess x 3.61m)

Bedroom 3
12' 5" x 10' 11" (3.78m x 3.33m)

Shower Room

Cloakroom

Garage

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- THREE BEDROOM FIRST FLOOR FLAT
- PRIVATE BALCONY
- SHARE OF FREEHOLD
- CHAIN FREE
- GARAGE EN BLOC

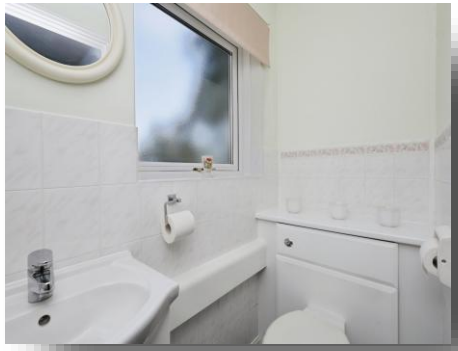
Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: 3500.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000 - £350,000







view this property online fox-and-sons.co.uk/Property/EBN120675

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

The Property Ombudsman

Property Ref:
EBN120675 - 0004

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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