

Edenthorpe Lodge St. Johns Road,Eastbourne BN20 7JA

fox & sons

welcome to

Edenthorpe Lodge St. Johns Road, Eastbourne

A spacious refurbished ground-floor flat offering three bedrooms, two bathrooms, a charming open fireplace, and a private garage. Enjoy access to attractive communal gardens and the long-term benefit of a share in the freehold. A rare opportunity combining comfort, character, and convenience.

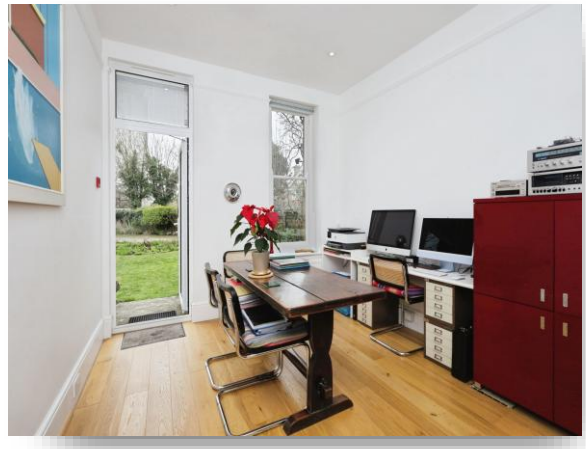


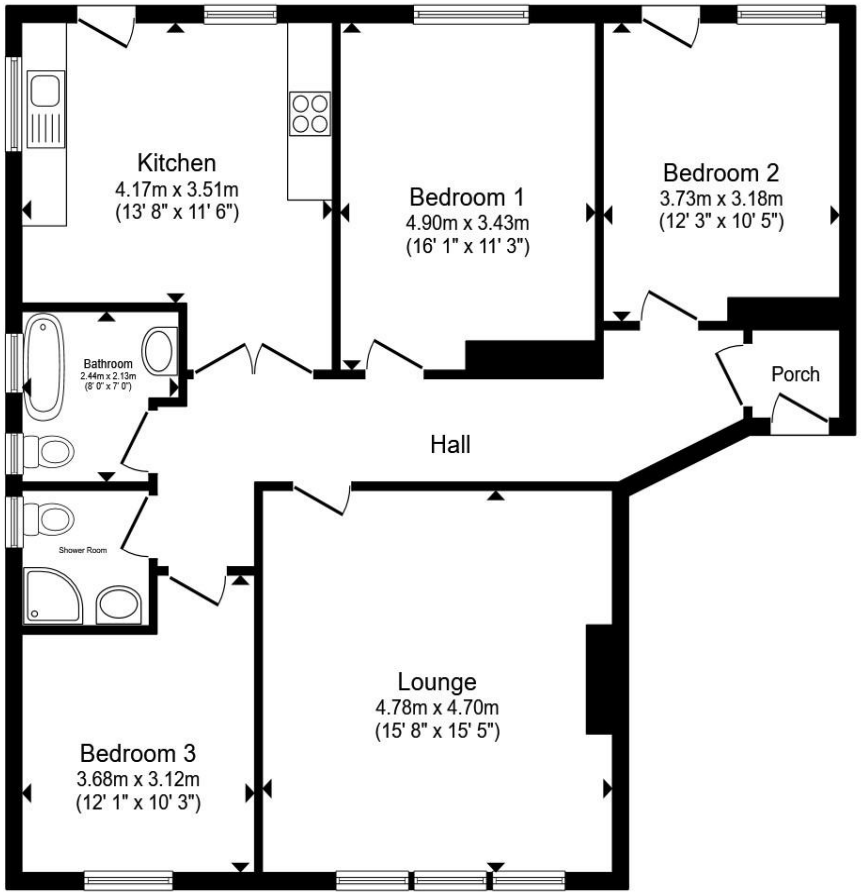












Ground Floor

Total floor area 99.9 m² (1,075 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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Agents Note

Communal Entrance

Entrance Hall

Lounge
15' 7" into recess x 15' 11" (4.75m into recess x 4.85m)

Kitchen

Bedroom 1
16' 1" into recess x 11' 3" (4.90m into recess x 3.43m)

Bedroom 2
12' 3" x 10' 2" (3.73m x 3.10m)

Bedroom 3
12' 1" into recess x 10' 3" (3.68m into recess x 3.12m)

Bathroom

Shower Room

Garage

Communal Gardens

Rear Garden

Share Of Large Basement

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- ***GUIDE PRICE £500,000 - £540,000***
- GROUND FLOOR FLAT WITH EASY ACCESS
- MODERN BATHROOM AND SHOWER ROOM
- OPEN FIRE PLACE
- PRIVATE GARAGE

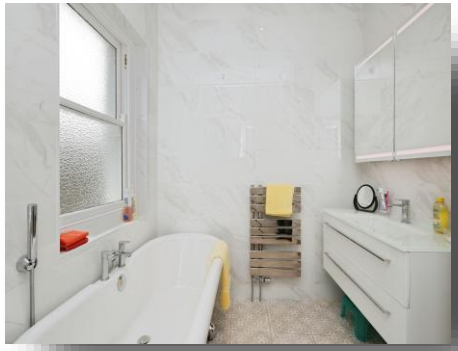
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2100.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£500,000 - £540,000







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/EBN120557

The Property Ombudsman

Property Ref:
EBN120557 - 0006

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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