



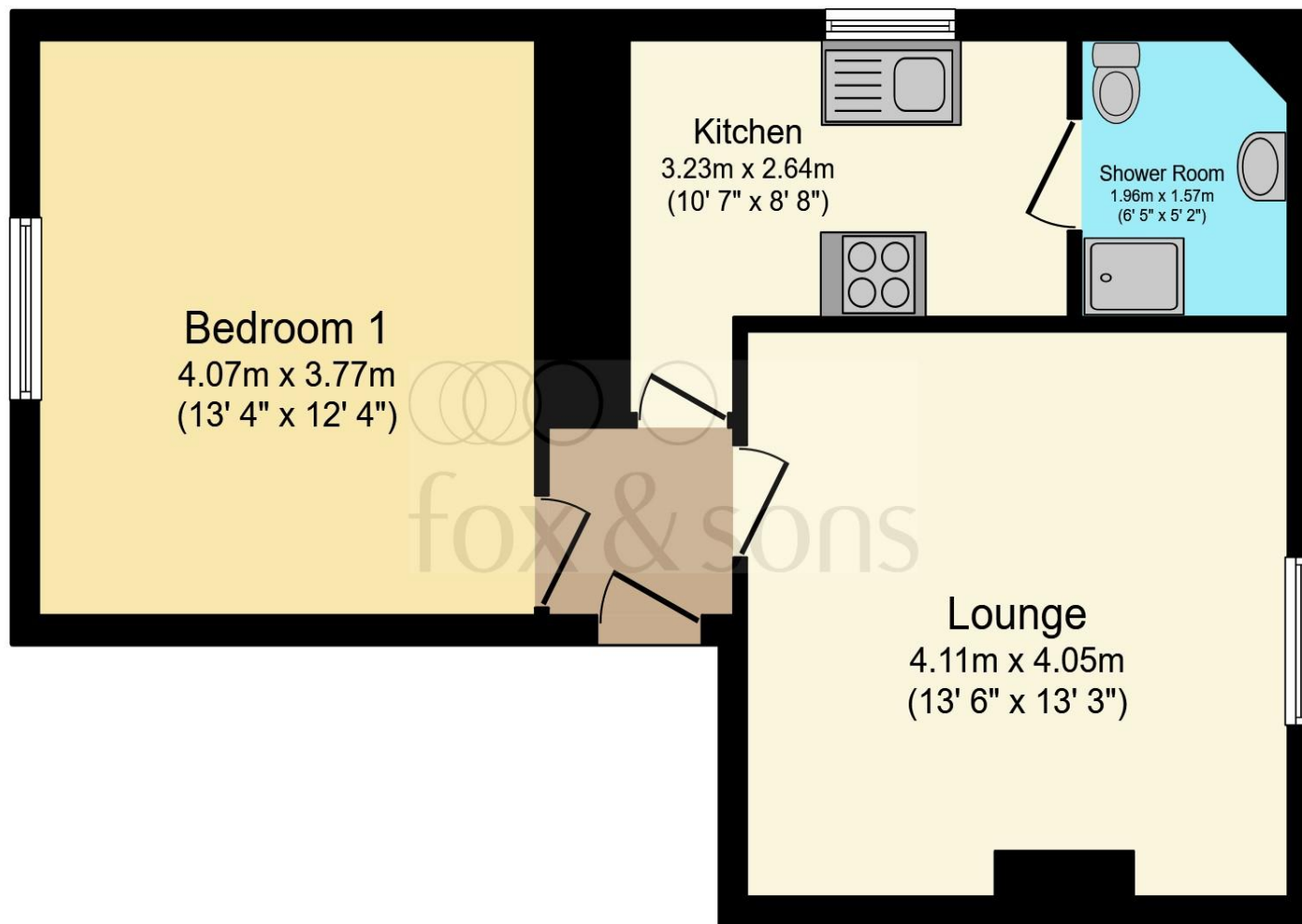
Lismore Road, Eastbourne BN21 3AT

welcome to

Lismore Road, Eastbourne

TENENT IN SITU Stunning high-spec top floor flat in the town centre. This spacious & extremely well-presented property offers large double bedroom, MODERN fitted kitchen & separate living room with exposed brick wall and fire place. Sold with a SHARE OF FREEHOLD & chain free.





Communal Entrance

Entrance Hall

Living Room

8' 4" x 16' 2" (2.54m x 4.93m)

Kitchen

Bedroom

Bathroom

Total floor area 46.8 sq.m. (504 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Lismore Road, Eastbourne

- STUNNING TOP FLOOR FLAT
- SHARE OF FREEHOLD
- WALKING DISTANCE TO ALL AMENITIES
- MODERN KITCHEN AND BATHROOM
- SEPERATE LIVING ROOM WITH FEATURE FIRE PLACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



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/EBN121612



Property Ref:
EBN121612 - 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.


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