



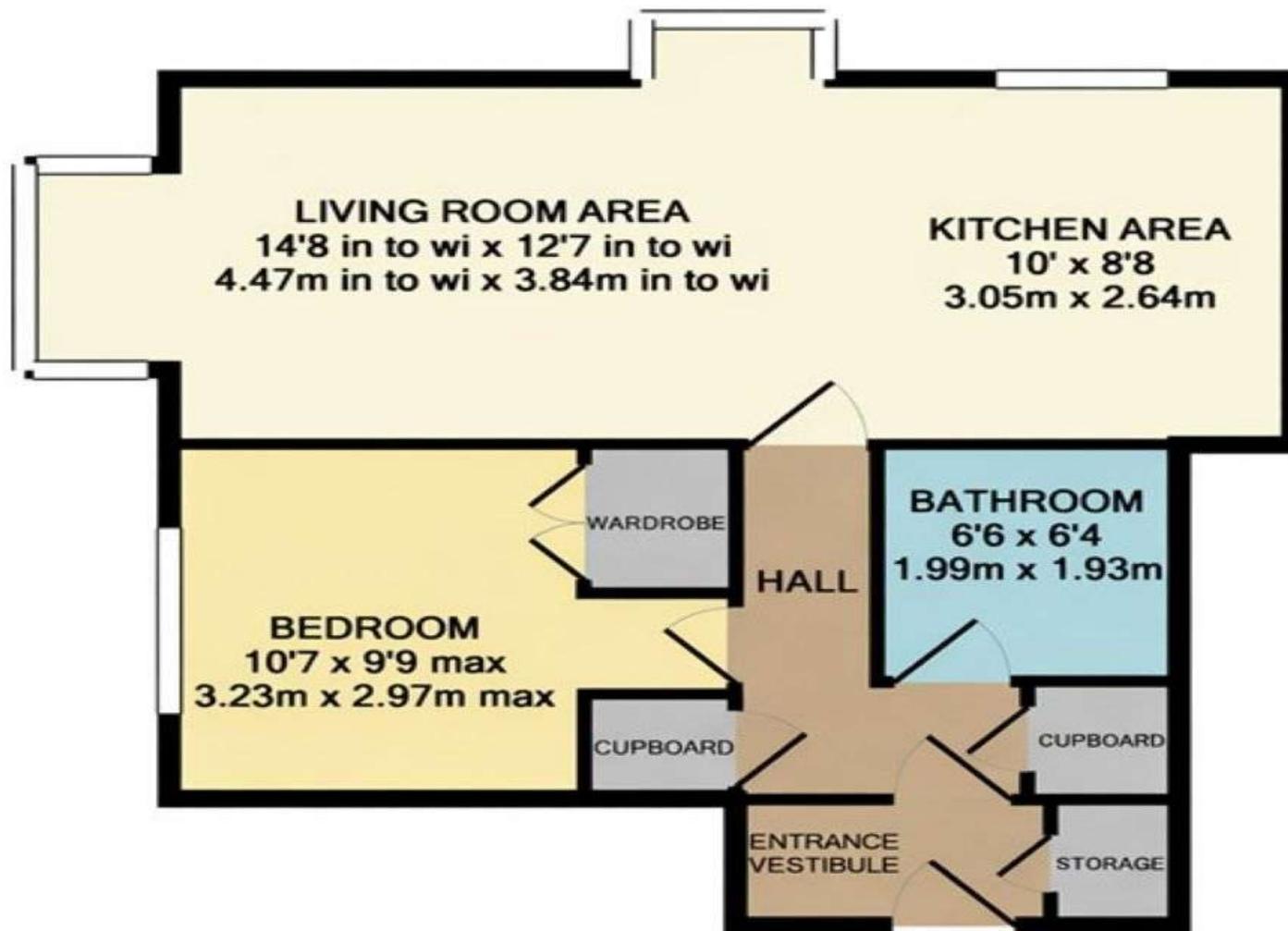
The Portlands, Eastbourne BN23 5RD

welcome to

The Portlands, Eastbourne

Fox and Sons are delighted to offer for sale this fantastic top (second) floor harbour apartment. Occupying a superb position within walking distance of the sea, this outstanding property offers lovely roof top views across Sovereign Harbour towards the South Downs. **VIEWING RECOMMENDED!**





Entrance Vestibule

Entrance Hall

Lounge

14' 8" into box window x 12' into box window (4.47m into box window x 3.66m into box window)

Kitchen Area

10' x 8' 8" (3.05m x 2.64m)

Double Bedroom

10' 7" x 9' 9" (3.23m x 2.97m)

Bathroom

Parking

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

welcome to

The Portlands, Eastbourne

- Second (Top) Floor apartment
- Sought after harbour location
- One double bedroom with built in wardrobes
- Recently extended lease
- Allocated parking space

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1517.00

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Mar 2016.

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

£165,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111882



Property Ref:
LGL111882 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk