



**Ashford Road, Eastbourne BN21 3TE**



**welcome to**

## **Ashford Road, Eastbourne**

A one bedroom first floor flat located within Eastbourne's immediate Town Centre. Offered to the market CHAIN FREE, the flat is conveniently positioned next to the Beacon Shopping Centre and walking distance to the train station.



## Entrance Hall

### Lounge

12' 10" x 12' 10" ( 3.91m x 3.91m )

Double glazed window. Radiator.

### Kitchen

8' 8" x 6' 10" ( 2.64m x 2.08m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker. Space and plumbing for washing machine. Space for fridge / freezer. Double glazed window.

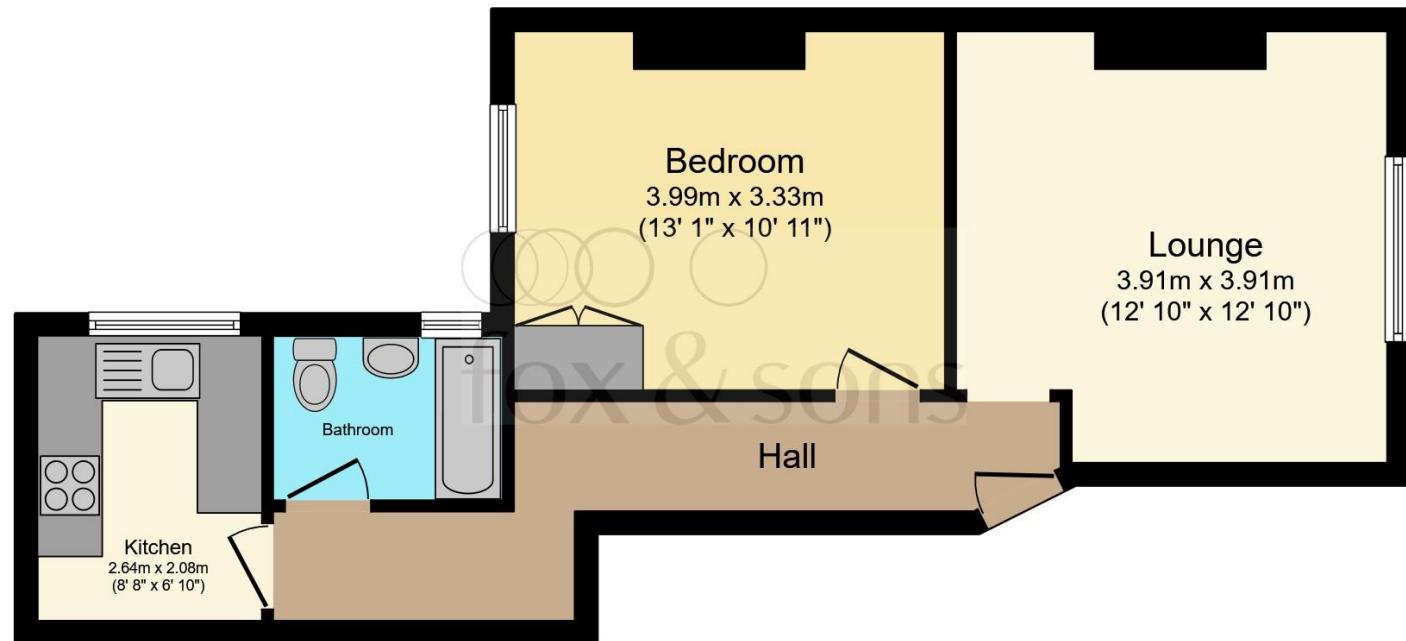
### Bedroom

13' 1" x 10' 11" ( 3.99m x 3.33m )

Double glazed window. Built in wardrobe. Over head storage. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Double glazed window.



Total floor area 46.7 m<sup>2</sup> (503 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.focalagent.com](http://www.focalagent.com)



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## Ashford Road, Eastbourne

- FIRST FLOOR FLAT
- ONE BEDROOM
- CHAIN FREE
- LOCATED IN THE TOWN CENTRE
- A SHORT WALK FROM THE BEACON SHOPPING CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: E

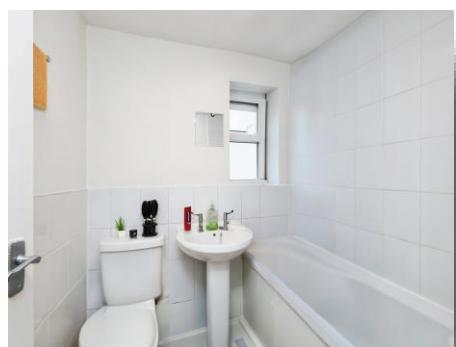
Council Tax Band: A Service Charge: 1080.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£125,000**



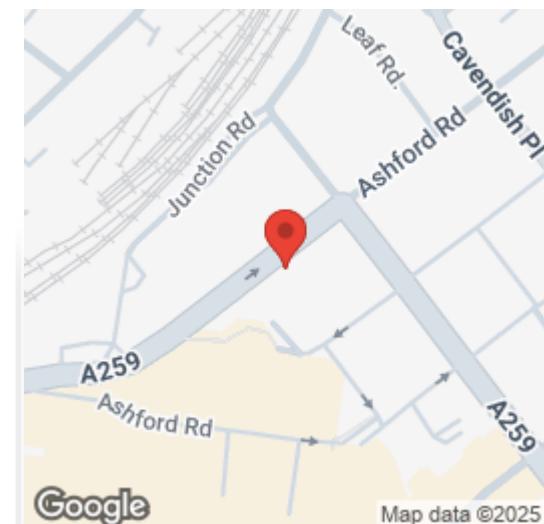
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Please note the marker reflects the postcode not the actual property



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