



Lanark Court Hamsey Close, Eastbourne BN20 8UH

welcome to

Lanark Court Hamsey Close, Eastbourne

Fox & Sons welcome to the market this one bedroom first floor flat situated in the Old Town location of Eastbourne. The property benefits from having one bedroom, kitchen, lounge and bathroom. Further benefiting from coming to the market CHAIN FREE.



Agents Note

Communal Entrance

Entrance Hall

Lounge

14' 7" x 10' (4.45m x 3.05m)

Kitchen

6' 9" x 9' 11" into recess (2.06m x 3.02m
into recess)

Bedroom

13' 11" into recess x 11' (4.24m into
recess x 3.35m)

Bathroom

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- ONE BEDROOM
- FIRST FLOOR FLAT
- CHAIN FREE
- PURPOSE BUILT
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 825.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Apr 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£95,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120686



Property Ref:
EBN120686 - 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.


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