

St. Philips Avenue,Eastbourne BN22 8NA

fox & sons

welcome to

St. Philips Avenue, Eastbourne

*** GUIDE PRICE £350,000 - £395,000 ***

A well-presented three-bedroom semi-detached home, featuring a driveway, spacious rear garden, downstairs cloakroom and a modern open-plan kitchen/dining room. Ideally suited to families and first-time buyers, early viewing is highly recommended.



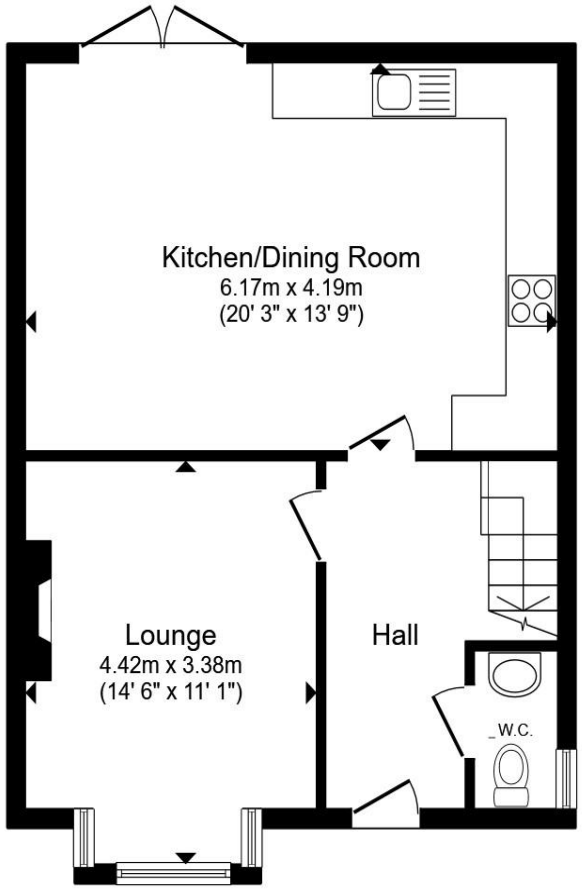




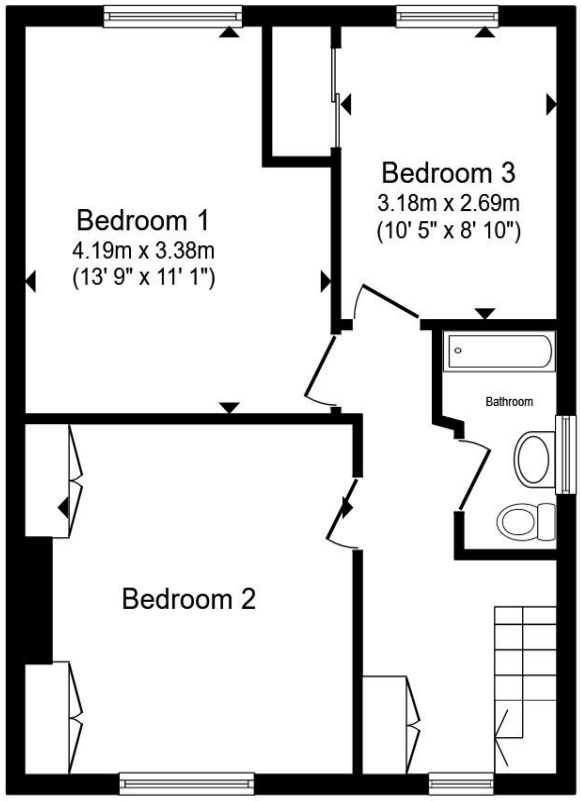








Ground Floor



First Floor

Total floor area 100.6 m² (1,083 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

fox & sons

Entrance Porch

Entrance Hall

Lounge
14' 5" into bay x 11' 11" into recess (4.39m into bay x 3.63m into recess)

Brand New Kitchen/ Dining Room
20' 2" x 13' 8" (6.15m x 4.17m)

Cloakroom

First Floor Landing

Bedroom 1
10' 2" plus recess x 11' 11" (3.10m plus recess x 3.63m)

Bedroom 2
13' 8" x 10' 10" (4.17m x 3.30m)

Bedroom 3
10' 4" x 8' 10" (3.15m x 2.69m)

Bathroom

Rear Garden

Driveway

welcome to

St. Philips Avenue, Eastbourne

- ***GUIDE PRICE £350,000 - £395,000***
- THREE BEDROOM SEMI-DETACHED HOUSE
- PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING
- SPACIOUS OPEN PLAN KITCHEN/DINING ROOM
- CONVENIENT DOWNSTAIRS CLOAKROOM

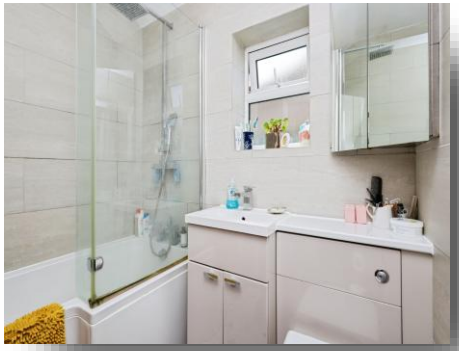
Tenure: Freehold EPC Rating: C
Council Tax Band: D

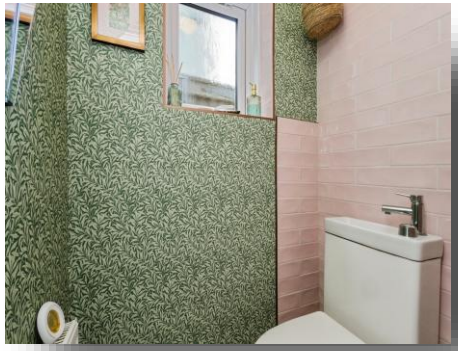
Agents Note

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.

guide price

£350,000 - £395,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121390

The Property Ombudsman

Property Ref:
EBN121390 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

fox & sons

01323 410911

Eastbourne@fox-and-sons.co.uk

19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD

fox-and-sons.co.uk