



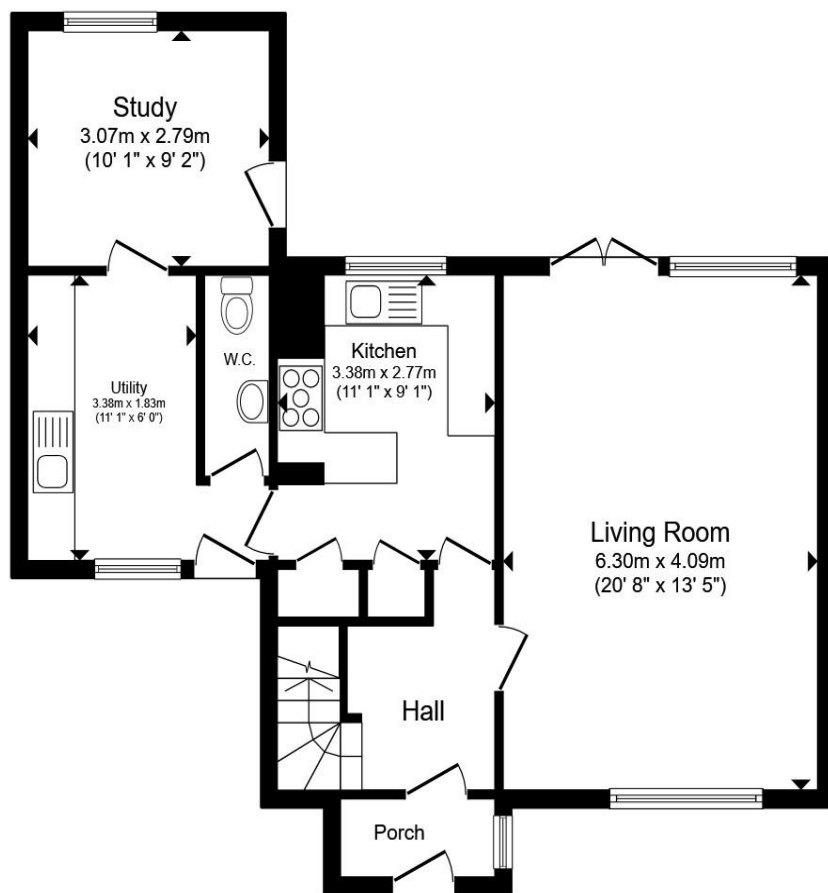
Branston Road, Eastbourne BN22 0AL

welcome to

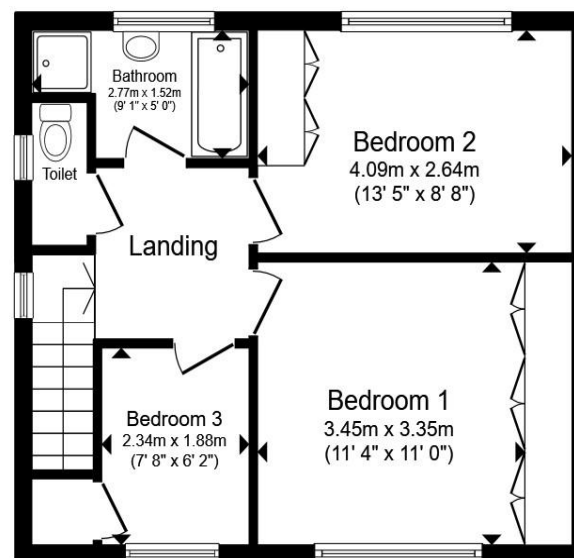
Branston Road, Eastbourne

Spacious three-bedroom detached house in the popular Hampden Park area of Eastbourne, featuring an open plan lounge/dining room, kitchen, utility room, study, downstairs cloakroom, driveway and rear garden. Ideal for families and conveniently located close to local amenities and transport links.





Ground Floor



First Floor

Total floor area 105.3 m² (1,134 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



Entrance Porch

Open Plan Lounge / Dining Room

Kitchen

Utility Room

Downstairs Cloakroom

Study / Occasional Bedroom

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Cloakroom

Garden

Driveway

welcome to

Branston Road, Eastbourne

- *** GUIDE PRICE £475,000 - £500,000 ***
- THREE BEDROOM DETACHED HOUSE
- OPEN PLAN LOUNGE/DINING ROOM
- FITTED KITCHEN
- UTILITY ROOM

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

guide price

£475,000 - £500,000



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/EBN121602



Property Ref:
EBN121602 - 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.

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