



Luss House Jevington Gardens, Eastbourne BN21 4HN



welcome to

Luss House Jevington Gardens, Eastbourne

*** GUIDE PRICE £205,000 - £215,000 ***

Fox & Sons welcome to the market this two bedroom ground floor flat situated in the Meads location of Eastbourne. The property comprises of two bedrooms, kitchen, lounge and family bathroom. Further benefiting from having a share in the freehold and a long lease.



Communal Entrance

Entrance Hall

Radiator. Storage cupboard.

Lounge

18' 9" into bay x 14' 8" max (5.71m into bay x 4.47m max)

Double glazed bay window. Wall lighting.

Spotlighting. Radiator.

Kitchen

9' 5" x 4' 7" (2.87m x 1.40m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Electric oven and hob with cooker hood above. Tiled splash back.

Bedroom 1

13' 4" max x 9' 9" (4.06m max x 2.97m)

Double glazed bay window. Storage cupboard.

Radiator.

Bedroom 2

11' 6" into bay x 6' 9" (3.51m into bay x 2.06m)

Double glazed window. Radiator.

Bathroom

Comprising a bath with mixer taps and over head

shower attachment. Low level W.C. Wash hand basin.

Heated towel rail. Tiled. Shaver point.



view this property online fox-and-sons.co.uk/Property/EBN120546



welcome to

Luss House Jevington Gardens, Eastbourne

- *** GUIDE PRICE £205,000 - £215,000 ***
- GROUND FLOOR FLAT
- TWO BEDROOMS
- SHARE IN THE FREEHOLD
- ONE RECEPTION ROOMS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2016.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£205,000 - £215,000



view this property online fox-and-sons.co.uk/Property/EBN120546

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.



Property Ref:
EBN120546 - 0005

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.



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk