

Spencer Lodge Spencer Road,Eastbourne BN21 4PA

fox & sons

welcome to

Spencer Lodge Spencer Road, Eastbourne

Spencer Lodge occupies a favoured Westerly position in the town centre within comfortable walking distance of the Beacon shopping centre with its range of restaurants, bars and shopping facilities. The historic and picturesque Eastbourne promenade and theatre district.



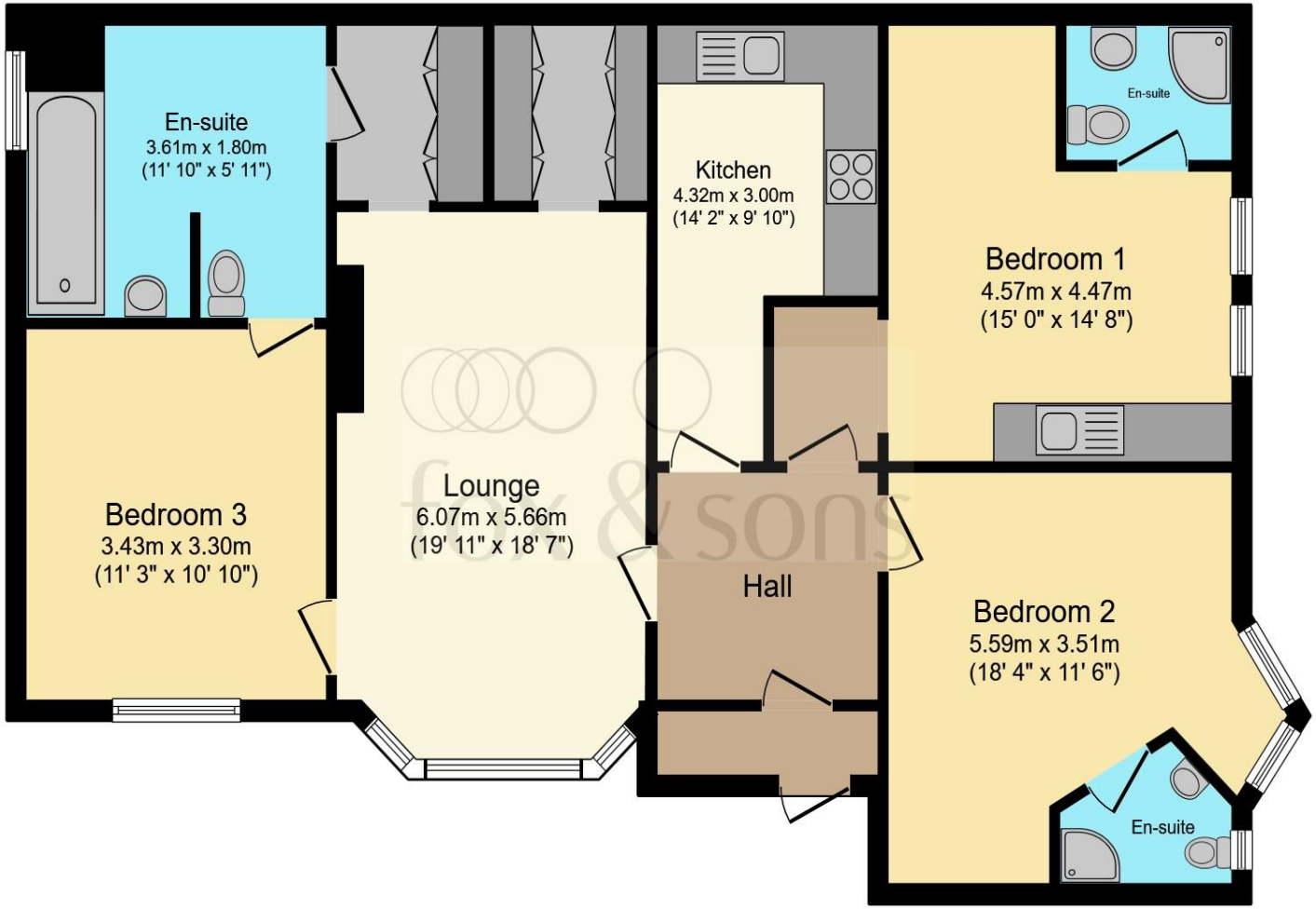












Total floor area 102.7 m² (1,105 sq.ft.) approx

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

Entrance Porch

Entrance Hall

Living Room
19' 8" max x 18' 4" max (5.99m max x 5.59m max)

Kitchen
14' 9" max x 9' 8" max (4.50m max x 2.95m max)

Bedroom One
10' 8" x 11' 2" (3.25m x 3.40m)

Bedroom Two
15' x 14' 2" (4.57m x 4.32m)

En Suite

Bedroom Three
18' 4" max x 11' 1" max (5.59m max x 3.38m max)

En Suite

Bathroom

Private Garden

Parking

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Spencer Lodge Spencer Road, Eastbourne

- EXCEPTIONALLY SPACIOUS GROUND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- TWO EN SUITES AND FAMILY BATHROOM
- 19' BAY FRONTED LIVING ROOM
- PRIVATE ENTRANCE

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: Ask Agent
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

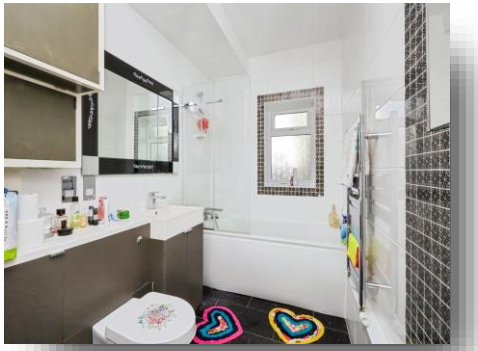
£425,000 - £435,000

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/EBN121561

The Property Ombudsman

Property Ref:
EBN121561 - 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

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