



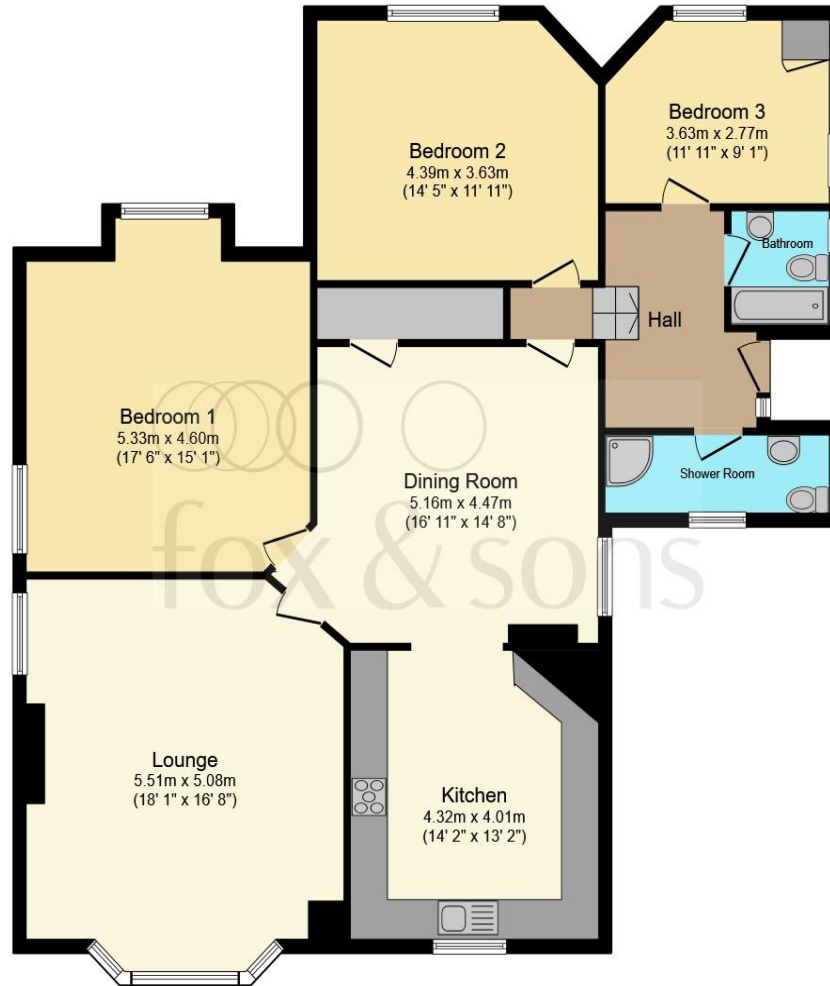
Denton Road, Eastbourne BN20 7ST

welcome to

Denton Road, Eastbourne

A beautifully appointed three bedroom top floor apartment forming part of this attractive period residence in a prime Meads location. Offered to the market CHAIN FREE, the apartment benefits from having a recently extended lease and share in the freehold.





Communal Entrance Hall

Entrance Hall

Lounge

18' max x 16' 8" into recess (5.49m max x 5.08m into recess)

Dining Room

14' 5" x 16' 11" (4.39m x 5.16m)

Kitchen

13' 11" x 13' 1" (4.24m x 3.99m)

Shower Room

Bedroom 1

15' 10" into recess x 17' 4" into recess (4.83m into recess x 5.28m into recess)

Bedroom 2

14' 5" max x 11' 9" max (4.39m max x 3.58m max)

Bedroom 3

11' 11" max x 9' 1" into recess (3.63m max x 2.77m into recess)

Bathroom

Storage

Total floor area 138.0 m² (1,485 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

welcome to

Denton Road, Eastbourne

- CONVERTED TOP FLOOR FLAT
- THREE BEDROOMS
- TWO BATHROOMS
- SHARE OF THE FREEHOLD
- CHAIN FREE

Tenure: Leasehold EPC Rating: D

Council Tax Band: D 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 - £450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN117762



Property Ref:
EBN117762 - 0006

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.

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