



Ground Floor Flat Ashford Road, Eastbourne BN21 3TE

welcome to

Ground Floor Flat Ashford Road, Eastbourne

***** INVESTORS ONLY - TENANT IN SITU *****

A CHAIN FREE one bedroom hall floor flat ideally located in Eastbourne's immediate town centre within comfortable walking distance of the Beacon shopping centre and mainline rail station



Communal Entrance

Leading to the hall floor.

Entrance Hall

Living Room

12' 7" max x 12' 7" max (3.84m max x 3.84m max)

Kitchen

8' 4" max x 8' 4" max (2.54m max x 2.54m max)

Fitted kitchen comprising wall and base units with work surface over, sink and drainer, electric oven, electric hob with cooker hood over, plumbing for washing machine and double glazed window to the side aspect.

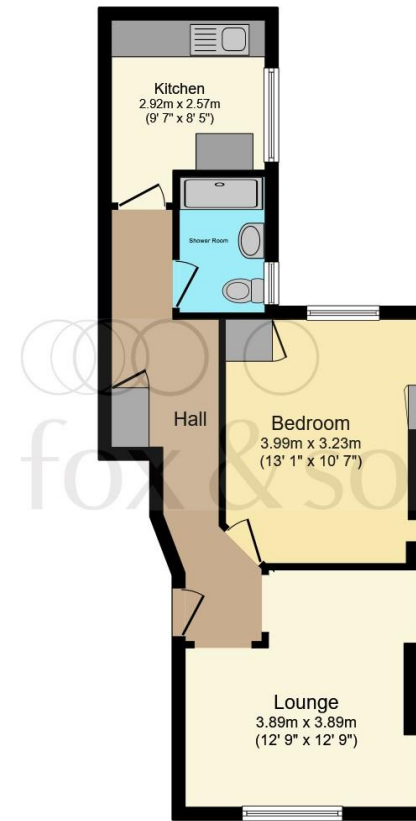
Bedroom

10' 3" max x 13' 1" max (3.12m max x 3.99m max)

Double glazed window.

Bathroom

Double glazed window to the side aspect, bath with shower attachment over, wash hand basin and WC.



Total floor area 46.5 m² (500 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



view this property online fox-and-sons.co.uk/Property/EBN118749



welcome to

Ground Floor Flat Ashford Road, Eastbourne

- *** INVESTORS ONLY - TENANT IN SITU ***
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- DOUBLE GLAZING THROUGHOUT
- NO FORWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 300.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£115,000



view this property online fox-and-sons.co.uk/Property/EBN118749



Property Ref:
EBN118749 - 0005

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property

fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk