



**Baigs House Pevensey Road, Eastbourne BN22 8AD**

**welcome to**

**Baigs House Pevensey Road, Eastbourne**

Refurbished three-bedroom third floor flat ideally located in the heart of the town centre and offered chain free. The property offers spacious accommodation throughout, including a master bedroom with ensuite, along with a separate shower room and main bathroom, making it perfect for modern living.



## Communal Entrance

Entry phone system. Stairs leading to all floors.

## Entrance Hall

Entry phone system. Storage cupboard with plumbing for washing machine. Radiator.

## Lounge

Two double glazed windows to the front aspect. Radiator. T.V point.

## Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

## Modern Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Oven with electric hob and cooker hood above. Radiator. Space for fridge / freezer. Tiled splashback. Double glazed window to the front aspect.

## Bedroom 1

Double glazed window to the side aspect. Radiator.

## En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

## Bedroom 2

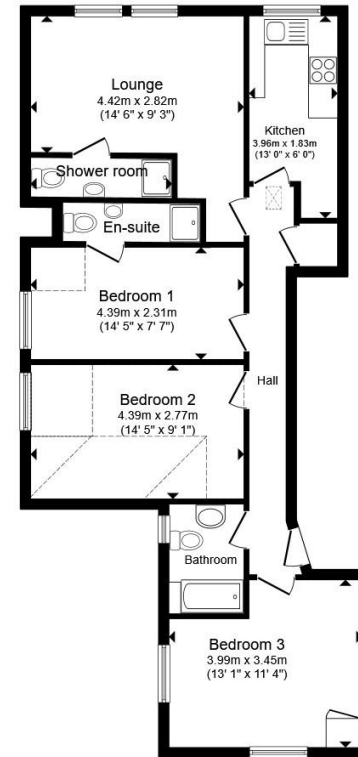
Double glazed window to the side aspect. Radiator.

## Bedroom 3

Double glazed window to the rear and side aspect. Fitted cupboard housing boiler. Radiator.

## Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.



Top Floor

Total floor area 75.0 m<sup>2</sup> (808 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](http://www.propertybox.io)



**view this property online** [fox-and-sons.co.uk/Property/EBN121065](http://fox-and-sons.co.uk/Property/EBN121065)



welcome to

## Baigs House Pevensey Road, Eastbourne

- THREE BEDROOMS
- THIRD FLOOR FLAT
- REFURBISHED THROUGHOUT
- CHAIN FREE
- TOWN CENTRE LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £165,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/EBN121065](https://fox-and-sons.co.uk/Property/EBN121065)



Property Ref:  
EBN121065 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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](https://fox-and-sons.co.uk)