



**Rylstone Road, Eastbourne BN22 7HJ**

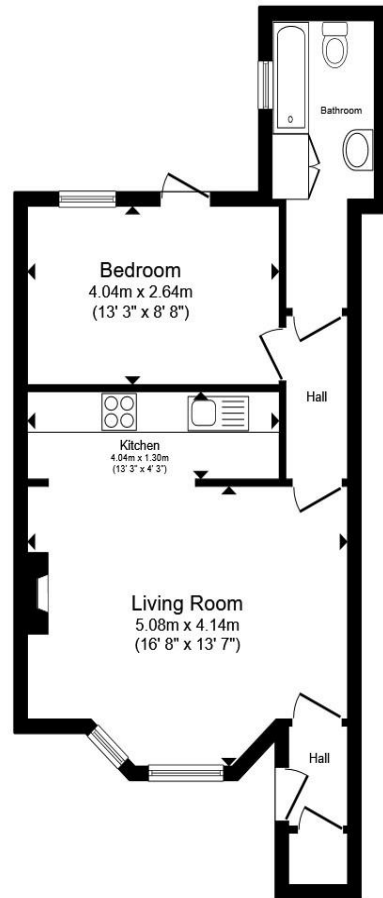
**welcome to**

**Rylstone Road, Eastbourne**

\*\*\*GUIDE PRICE £165,000 - £175,000\*\*\*

Well-presented 1 bedroom ground floor flat with private garden, located in the sought-after Redoubt area. The property benefits from a share of the freehold, long lease and an as-and-when service charge, making it an ideal first-time buy, downsize or investment





**Ground Floor**

**Private Entrance**

**Lounge**

**Kitchen**

**Bedroom**

**Bathroom**

**Front Garden**

**Rear Garden**

Total floor area 46.8 m<sup>2</sup> (504 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)



welcome to

## Rylstone Road, Eastbourne

- ONE BEDROOM GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- PRIVATE GARDEN
- SHARE IN THE FREEHOLD
- AS AND WHEN SERVICE CHARGE

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£165,000 - £175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120866](https://fox-and-sons.co.uk/Property/EBN120866)



Property Ref:  
EBN120866 - 0004

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