



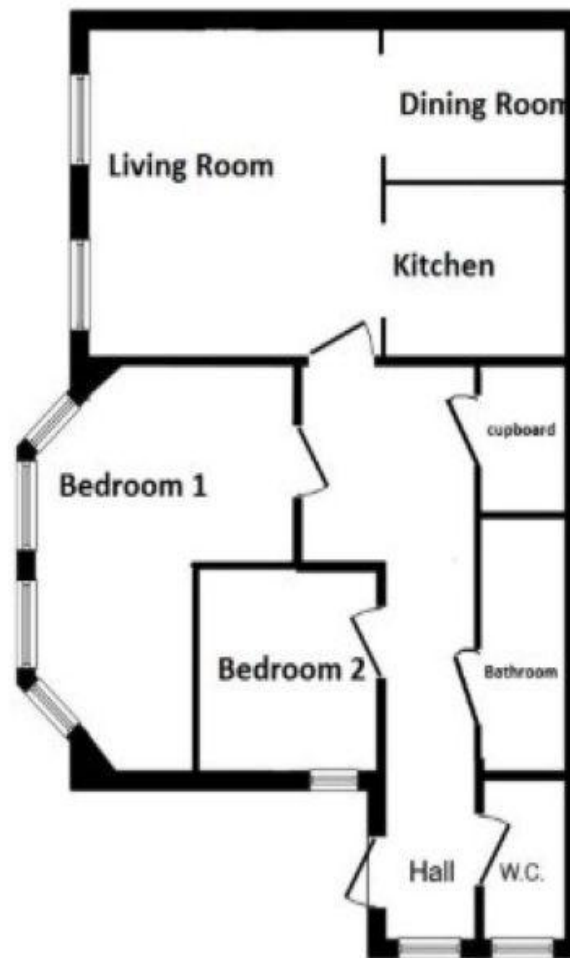
Silverdale Road, Eastbourne BN20 7AT

welcome to

Silverdale Road, Eastbourne

A beautifully presented two-bedroom ground floor flat in the sought-after Meads area, featuring a private entrance, spacious open-plan lounge/dining room, modern kitchen, bathroom with separate cloakroom, share of freehold and long lease.





Floor Plan

Agents Note

Entrance Hall

Open Plan Lounge / Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Cloakroom

welcome to

Silverdale Road, Eastbourne

- TWO BEDROOM GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- SHARE OF FREEHOLD
- LONG LEASE
- MODERN THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1626.63

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000



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.

Under the terms of the Estate Agency Act of 1979 (Section 21) the owner of this property is a relation to an employee of the Connells Group.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121526



Property Ref:
EBN121526 - 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.

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