



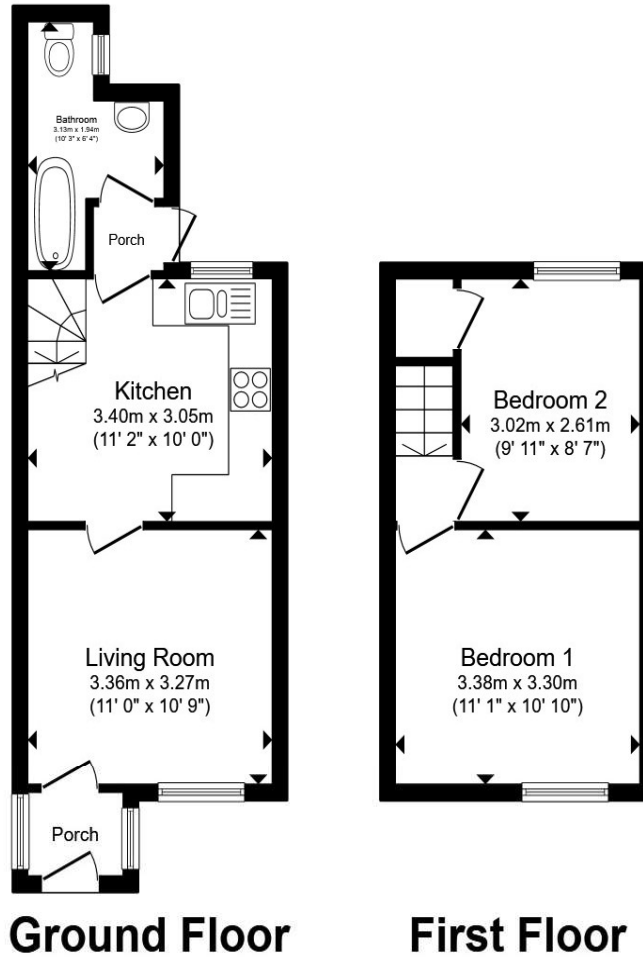
**Fort Road, Eastbourne BN22 7SE**

**welcome to**

**Fort Road, Eastbourne**

A delightful two-bedroom end of terrace home ideally positioned near Princes Park and Eastbourne Seafront. Offering a private south-facing courtyard garden and excellent potential to modernise, this property is perfect for buyers looking to create a home in a well-connected location.





**Living Room**  
11' x 10' 9" ( 3.35m x 3.28m )

**Kitchen**  
11' 2" x 10' ( 3.40m x 3.05m )

**Bathroom**  
10' 3" x 6' 4" ( 3.12m x 1.93m )

**Stairs To First Floor Landing**

**Bedroom One**  
11' 1" x 10' 10" ( 3.38m x 3.30m )

**Bedroom Two**  
9' 11" x 8' 7" ( 3.02m x 2.62m )

**Rear Garden**

Total floor area 50.3 m<sup>2</sup> (542 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

## Fort Road, Eastbourne

- End of terrace two-bedroom home
- Sought-after location near seafront and park
- South-facing private courtyard-style garden
- Excellent scope for modernisation
- Kitchen with potential to open-plan

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£200,000**



Awaiting Photograph



view this property online [fox-and-sons.co.uk/Property/LGL111355](https://fox-and-sons.co.uk/Property/LGL111355)

Please note the marker reflects the postcode not the actual property



Property Ref:  
LGL111355 - 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



**01323 735561**



[langney@fox-and-sons.co.uk](mailto:langney@fox-and-sons.co.uk)



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



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