

Carlton Road,Eastbourne BN22 7EN

fox & sons

welcome to

Carlton Road, Eastbourne

GUIDE PRICE-£270,000-£290,000A two-bedroom, two-reception mid-terrace home in the popular Roselands area of Eastbourne. The property features a cosy lounge with an open fireplace, a bright conservatory, and a good-sized rear garden. Ideally located close to local schools, shops, and transport links.



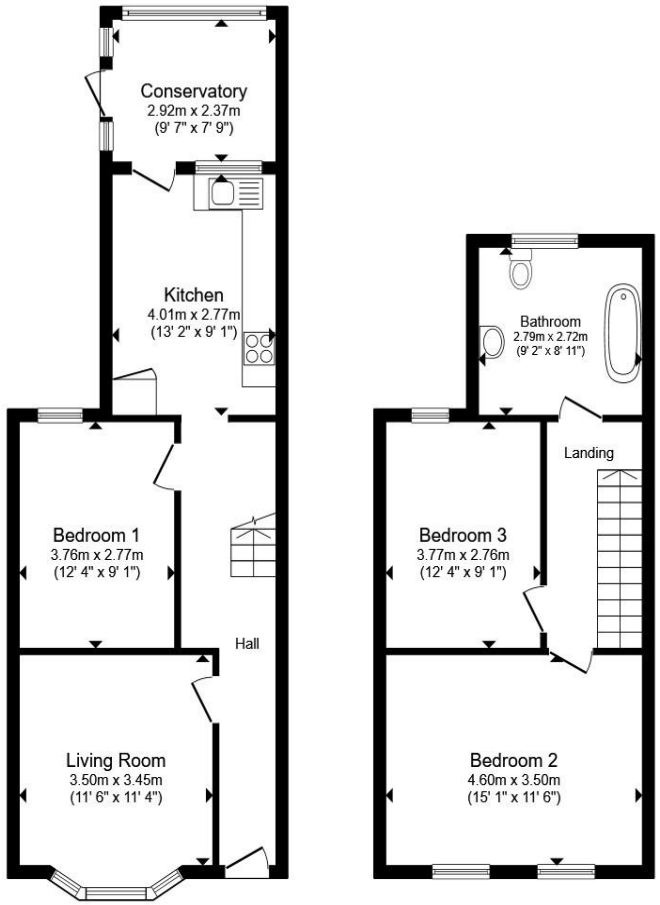












Total floor area 95.9 m² (1,032 sq.ft.) approx

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

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Entrance Hall

Lounge
11' 3" into recess x 14' 3" into bay (3.43m into recess x 4.34m into bay)

Dining Room
9' 1" into recess x 12' 4" (2.77m into recess x 3.76m)

Kitchen
13' 2" x 9' 1" (4.01m x 2.77m)

Conservatory
7' 10" x 9' 7" (2.39m x 2.92m)

First Floor Landing

Bedroom 1
15' into recess x 11' 6" (4.57m into recess x 3.51m)

Bedroom 2
12' 4" x 9' into recess (3.76m x 2.74m into recess)

Bathroom

Rear Garden

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- GUIDE PRICE-£270,000-£290,000
- TWO RECEPTION ROOMS
- FEATURE OPEN FIRE PLACE
- CONSERVATORY
- WELL KEPT REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

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.

guide price

£270,000 - £290,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN111594

The Property Ombudsman

Property Ref:
EBN111594 - 0004

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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