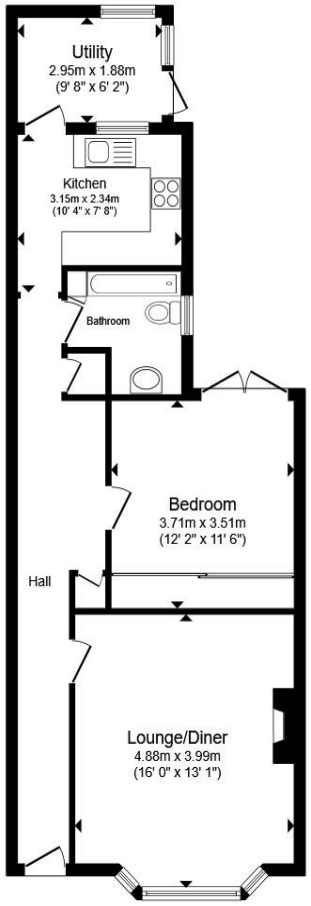
**Ceylon Place,Eastbourne BN21 3JE**

fox & sons

***welcome to***

## Ceylon Place, Eastbourne

A charming one-bedroom ground floor flat featuring a private entrance, spacious living area with feature fireplace, bright lean-to, and a private rear garden. Permit parking available. Ideal for buyers seeking character and convenience. A delightful property that combines charm and comfort.




# Floor Plan

Total floor area 65.4 m² (704 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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## Private Entrance

## Entrance Hall

## Lounge

16' into bay x 13' 9" into recess ( 4.88m into bay x 4.19m into recess )

## Kitchen

9' 5" into recess x 9' 10" ( 2.87m into recess x 3.00m )

## Bedroom

11' 3" into recess x 10' 2" plus wardrobe ( 3.43m into recess x 3.10m plus wardrobe )

## Bathroom

## Lean - To

## Rear Garden

*welcome to*

# Ceylon Place, Eastbourne

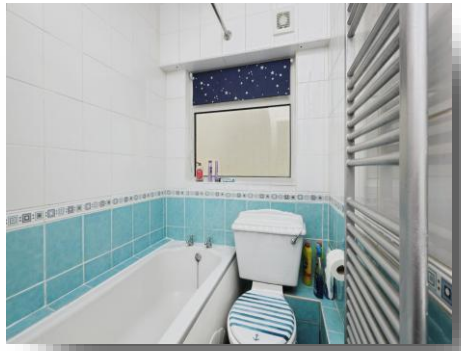
- *** SHARE IN THE FREEHOLD ***
- ***GUIDE PRICE £140,000 - £150,000***
- GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- PRIVATE REAR GARDEN

Tenure: Leasehold EPC Rating: D
Council Tax Band: A  Service Charge: 1200.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

## £140,000 - £150,000



**view this property online** fox-and-sons.co.uk/Property/EBN120781

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.

Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
EBN120781 - 0006

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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**fox-and-sons.co.uk**

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