



**Lamont Court Wilmington Square, Eastbourne BN21 4EA**

**welcome to**

**Lamont Court Wilmington Square, Eastbourne**

A CHAIN FREE one bedroom top floor flat located moment away from Eastbourne seafront. Offering; living room, kitchen, bedroom and bathroom and having a share in the freehold.



### Communal Entrance

Lift and stairs to 3rd floor.

### Entrance Hall

Entry phone system. Cupboard. Double glazed window to the side aspect.

### Lounge

12' 6" max x 13' 9" max ( 3.81m max x 4.19m max )  
Double glazed window to the rear aspect. Electric radiator. Serving hatch. Electric fire place.

### Kitchen

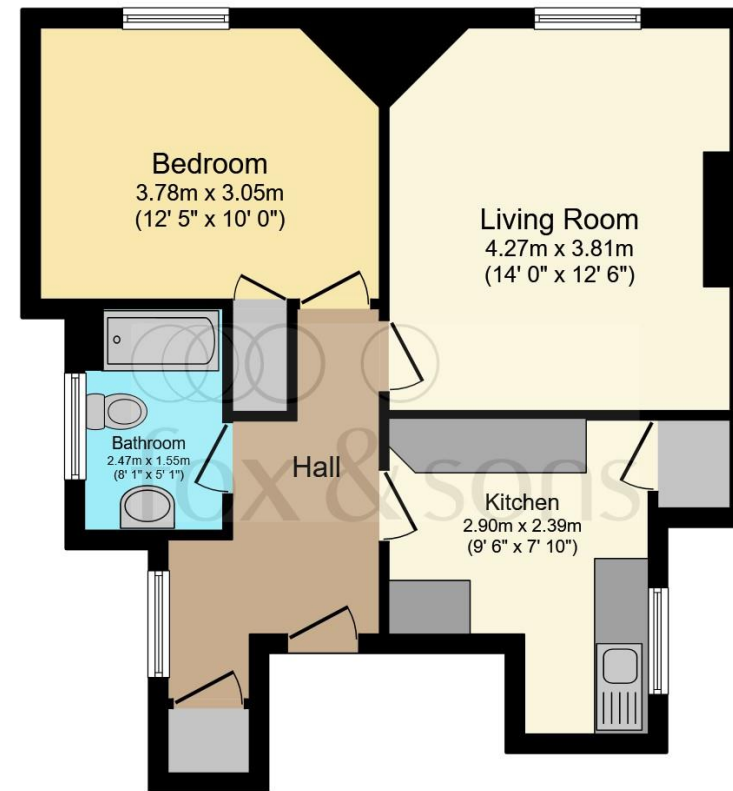
9' 6" x 7' 11" ( 2.90m x 2.41m )  
A range of base units with work top over incorporating a sink and drainer unit. Space for cooker and cooker hood above. Pantry cupboard with space and plumbing for washing machine.

### Bedroom

12' 5" max x 10' max ( 3.78m max x 3.05m max )  
Double glazed window to the rear aspect. Electric radiator. Built in wardrobe.

### Bathroom

Comprising a bath with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.



**Floor Plan**

Total floor area 50.7 m<sup>2</sup> (546 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.focalagent.com](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/EBN117706](http://fox-and-sons.co.uk/Property/EBN117706)



welcome to

## Lamont Court Wilmington Square, Eastbourne

- ONE BEDROOM FLAT
- TOP FLOOR (3RD FLOOR)
- CHAIN FREE
- SHARE OF FREEHOLD
- CLOSE TO EASTBOURNE SEAFRONT

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: 1700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2002.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers over

**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN117706](https://fox-and-sons.co.uk/Property/EBN117706)



Property Ref:  
EBN117706 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01323 410911**



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



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**