



**Queens Gardens, Eastbourne BN21 3EF**

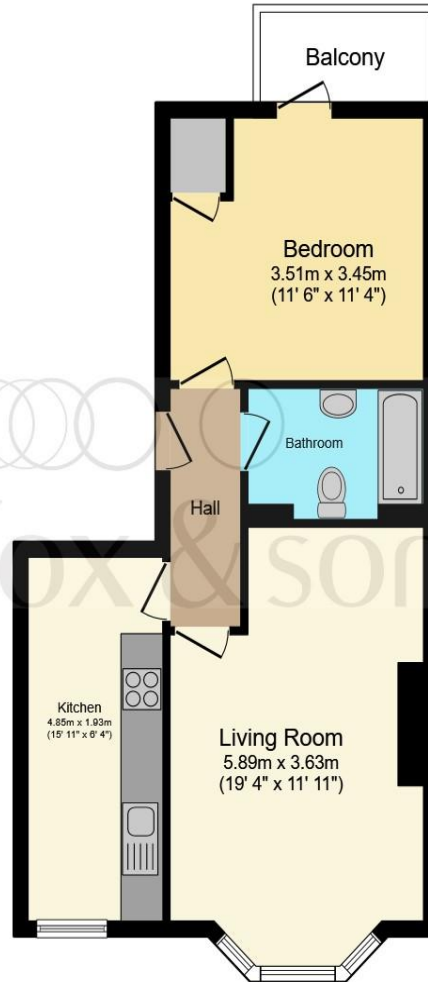
**welcome to**

**Queens Gardens, Eastbourne**

**\*\*GUIDE PRICE £140,000 - £150,000\*\***

Well-presented one-bedroom first floor flat featuring a bright living space, kitchen, bedroom, and bathroom. The property benefits from a private balcony, communal entrance, and on-street parking. Conveniently located close to local amenities and transport links.





**Communal Entrance Hall**

**Entrance Hall**

**Lounge**

19' 4" x 11' 11" ( 5.89m x 3.63m )

**Kitchen**

15' 11" x 8' 4" ( 4.85m x 2.54m )

**Bedroom**

11' 6" x 11' 4" ( 3.51m x 3.45m )

**Bathroom**

**Private Balcony**

**Total floor area 49.8 m<sup>2</sup> (536 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)

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## Queens Gardens, Eastbourne

- ONE BEDROOM FIRST FLOOR FLAT
- PRIVATE BALCONY
- COMMUNAL ENTRANCE
- BRIGHT AND WELL PROPORTIONED LOUNGE
- GOOD SIZE DOUBLE BEDROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1000.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2005. 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**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120136](https://fox-and-sons.co.uk/Property/EBN120136)



Property Ref:  
EBN120136 - 0005

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