



Burlington Place, Eastbourne BN21 4AR

welcome to

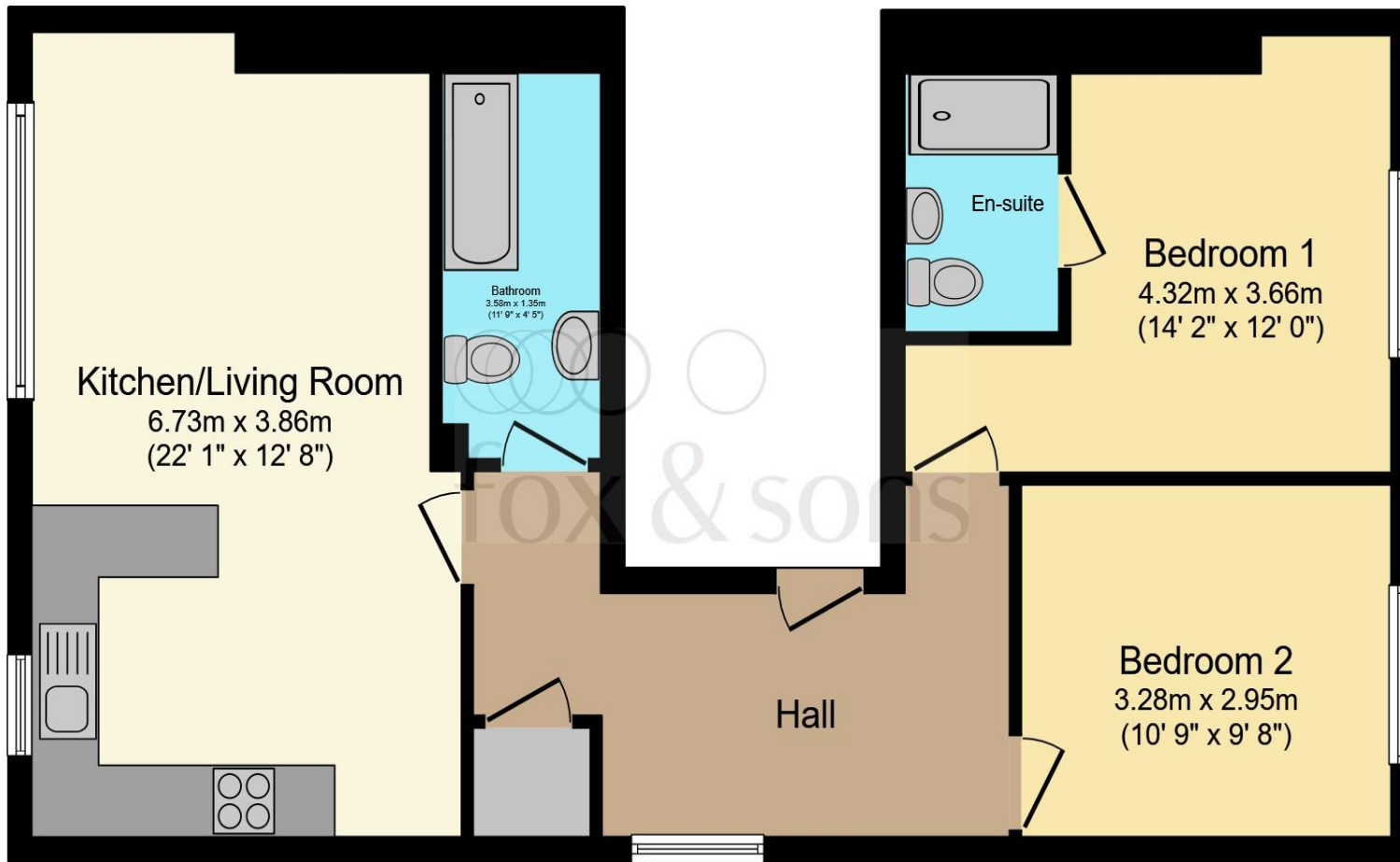
Burlington Place, Eastbourne

Fox and Sons proudly present to market this NEWLY CONVERTED collection of luxuriations 1 & 2-bedroom apartments enviably located just moments from Eastbourne's historic seafront and vibrant town centre. This elegant period residence is perfect for those seeking a blend of luxury, comfort, and convenience featuring high-quality finishes and contemporary design in this prime seafront position.

Step inside this glorious 2 bedroom second floor apartment to find a spacious open-plan living area, fully-fitted kitchen boasts top-of-the-line appliances and ample storage, ideal for both everyday living and entertaining. Two generous double bedrooms. A chic, modern family bathroom serves the rest of the flat.

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.





Communal Entrance

Entrance Hall

Open Plan Lounge / Kitchen

21' 1" x 12' 8" (6.43m x 3.86m)

Lounge

Kitchen

Bedroom 1

14' 2" x 12' (4.32m x 3.66m)

En-Suite

Bedroom 2

10' 9" x 9' 8" (3.28m x 2.95m)

Bathroom

Agents Note

Total floor area 69.3 m² (745 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

welcome to

Burlington Place, Eastbourne

- BRAND NEW
- SECOND FLOOR TWO BEDROOM APARTMENT
- OPEN PLAN LOUNGE / KITCHEN
- LONG LEASE
- FINISHED TO THE HIGHEST STANDARD THROUGHOUT

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£235,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119816



Property Ref:
EBN119816 - 0011

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.


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