



Ceylon Place, Eastbourne BN21 3JE

welcome to

Ceylon Place, Eastbourne

*** GUIDE PRICE £145,000 - £155,000 ***

A spacious one bedroom ground floor flat with its own private garden, ideally situated in the town centre of Eastbourne. Benefiting from a spacious bay fronted living room, modern fitted kitchen, shower room and a bright conservatory leading to the garden.





Ground Floor

Total floor area 52.0 m² (560 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



Private Entrance

Entrance Hall

Living Room

16' 9" Max x 11' 7" Max (5.11m Max x 3.53m Max)

Kitchen

15' 7" Max x 8' 9" Max (4.75m Max x 2.67m Max)

Bedroom

12' 6" Max x 9' 1" Max (3.81m Max x 2.77m Max)

Shower Room

Conservatory

9' 10" x 6' 3" (3.00m x 1.91m)

Private Rear Garden

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- GROUND FLOOR FLAT
- ONE BEDROOM
- BAY FRONTED LIVING ROOM
- PRIVATE REAR GARDEN
- CONSERVATORY

Tenure: Leasehold EPC Rating: C

Council Tax Band: A 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.

guide price

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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.

view this property online fox-and-sons.co.uk/Property/EBN120764



Property Ref:
EBN120764 - 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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