

Southern Road,Eastbourne BN22 9LS

fox & sons

welcome to

Southern Road, Eastbourne

A well-presented two-bedroom mid-terrace house situated in the sought-after Hampden Park area. Benefiting from a private rear garden and well-proportioned accommodation throughout, the property is ideally located close to local shops, schools, transport links and Hampden Park railway station.













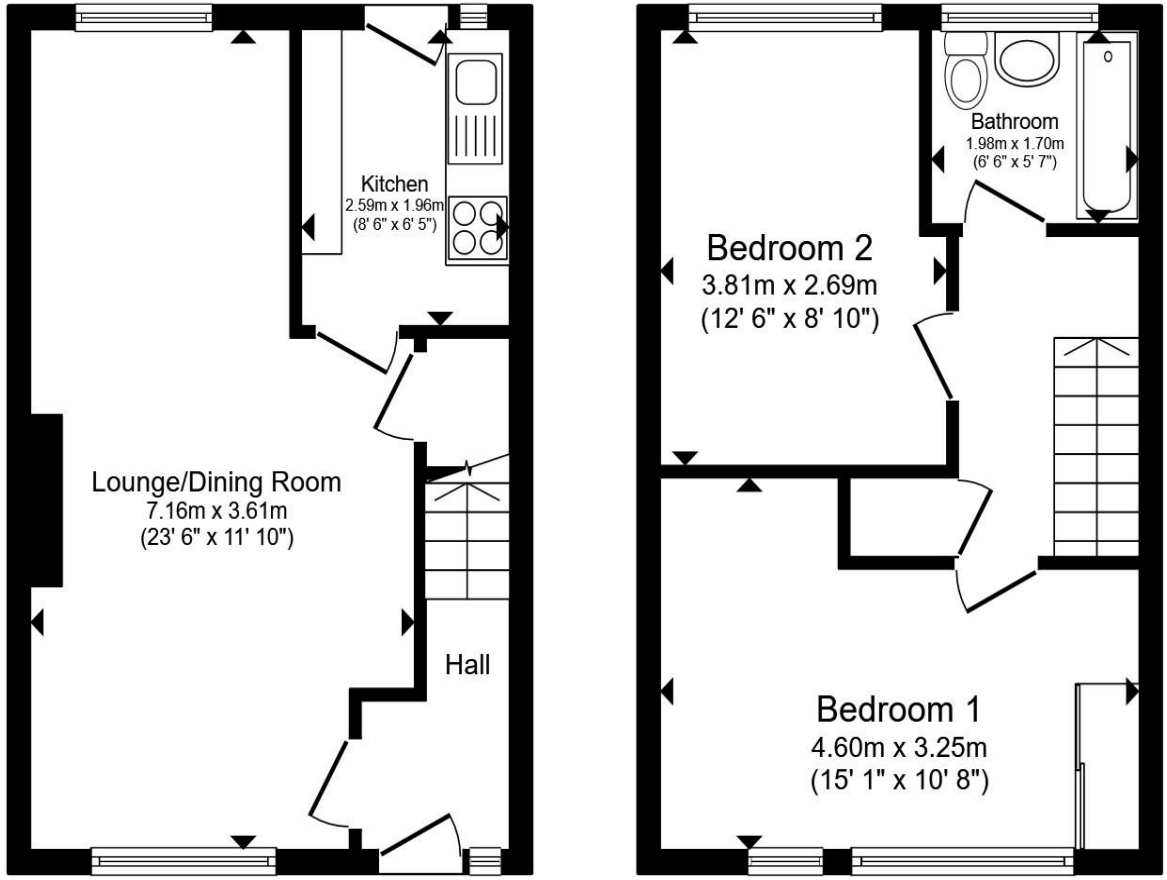

Ground Floor **First Floor**

Total floor area 64.4 m² (693 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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Entrance Hall

Lounge
23' 6" x 11' 9" max (7.16m x 3.58m max)

Kitchen
8' 6" x 6' 5" (2.59m x 1.96m)

First Floor Landing

Bedroom 1
15' max x 10' 7" into recess (4.57m max x 3.23m into recess)

Bedroom 2
12' 7" x 8' (3.84m x 2.44m)

Bathroom

Rear Garden

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- ***GUIDE PRICE £220,000 - £240,000***
- PRIVATE REAR GARDEN
- SPACIOUS LOUNGE
- OFF-ROAD PARKING TO THE REAR
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: B

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.

guide price

£220,000 - £240,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121440

The Property Ombudsman

Property Ref:
EBN121440 - 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.

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01323 410911

Eastbourne@fox-and-sons.co.uk

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

fox-and-sons.co.uk

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