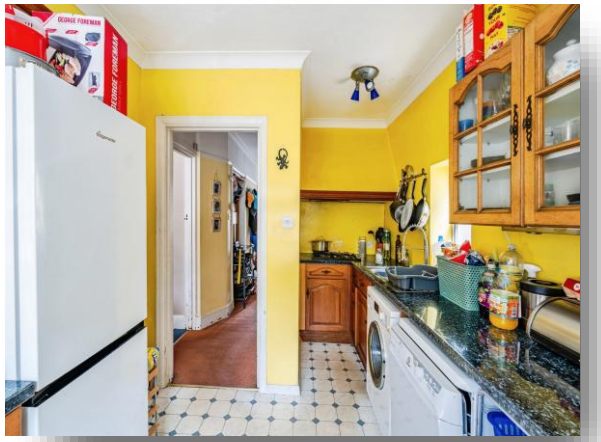
Milton Road,Eastbourne BN21 1SS

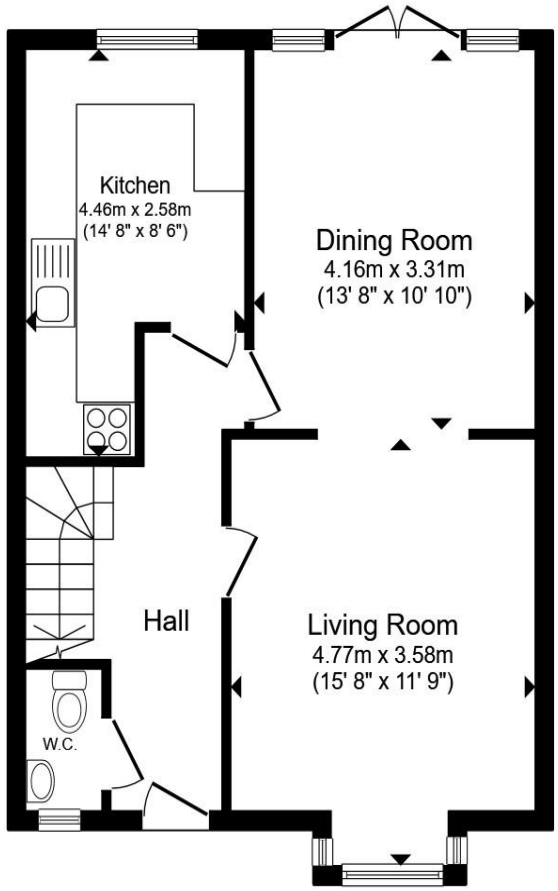
fox & sons

welcome to

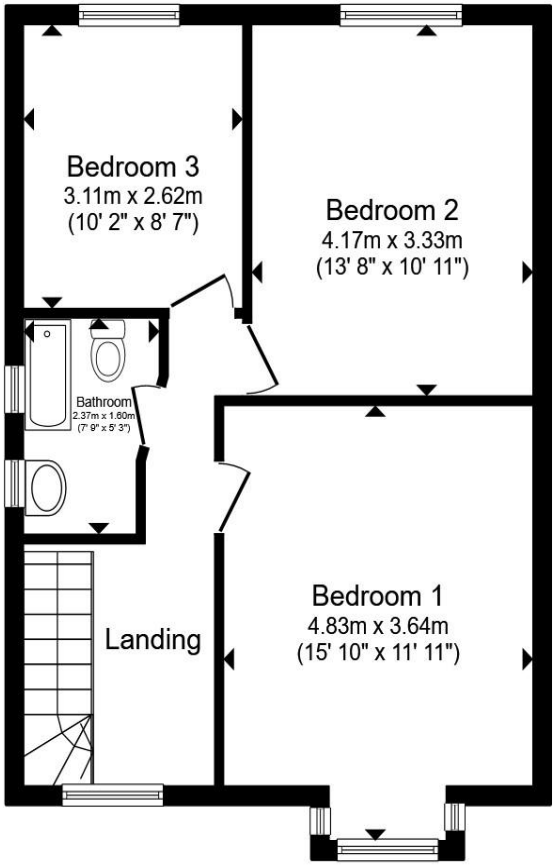
Milton Road, Eastbourne

A spacious three bedroom semi-detached family home situated in the Old Town area of Eastbourne. Benefiting from two reception rooms, a downstairs cloakroom, private driveway and an enclosed rear garden, this property is conveniently located close to local schools, shops and amenities.





Ground Floor



First Floor

Total floor area 101.5 m² (1,092 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

fox & sons

Entrance Hall

Lounge
15' 2" into bay x 11' 9" (4.62m into bay x 3.58m)

Dining Room
10' 10" x 13' 7" (3.30m x 4.14m)

Kitchen
14' 7" into recess x 8' 5" (4.45m into recess x 2.57m)

Cloakroom

First Floor Landing

Bedroom 1
15' 3" into bay x 12' 1" (4.65m into bay x 3.68m)

Bedroom 2
13' 9" x 10' 11" (4.19m x 3.33m)

Bedroom 3
8' 7" max x 10' 4" max (2.62m max x 3.15m max)

Bathroom

Rear Garden

Parking

welcome to

Milton Road, Eastbourne

- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- PRIVATE DRIVEWAY PARKING
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: D

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

£425,000 - £450,000

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121273

The Property Ombudsman

Property Ref:
EBN121273 - 0003

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

01323 410911

Eastbourne@fox-and-sons.co.uk

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

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.