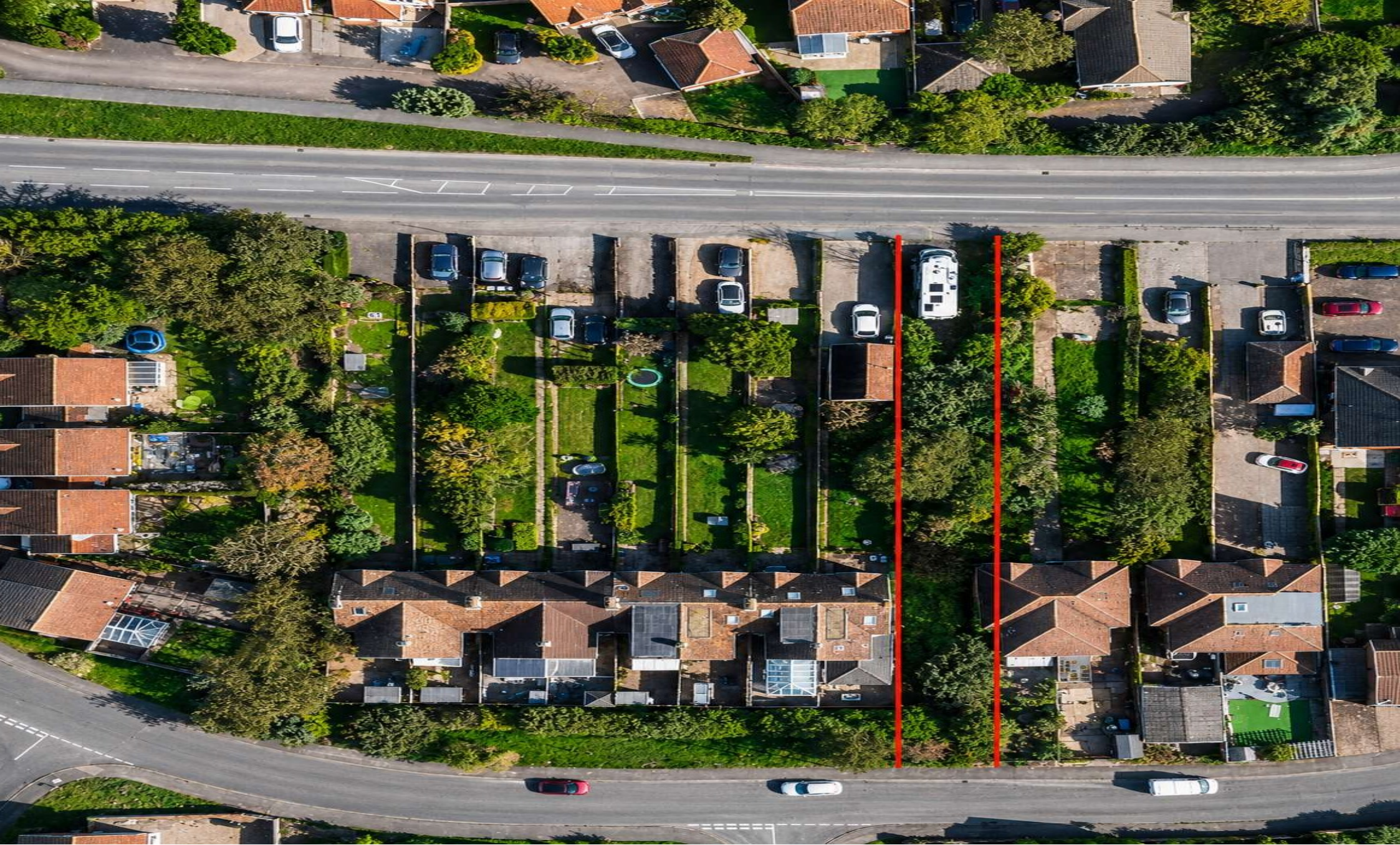




Friday Street, Eastbourne BN23 8AR

welcome to

Friday Street, Eastbourne

Rare opportunity to acquire a plot of land in Eastbourne with dual access via Friday Street and Sorrel Drive. Offered with no current planning permission and guide price £50,000-£75,000.

Agent's Note

This land is part of a larger title that includes a property that is not included in this sale. The creation of a new title for the land being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly

Agent's Note

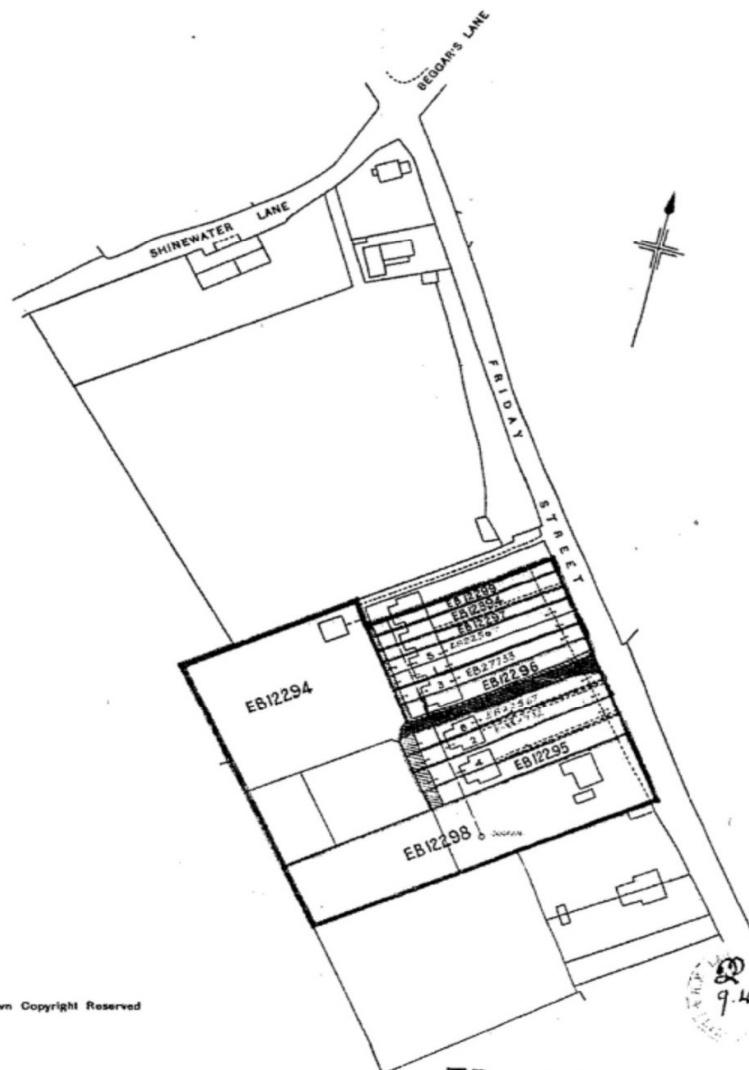
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

H. M. LAND REGISTRY GENERAL MAP

SUSSEX (EASTBOURNE) SHEET LXIX. 14. SECTION K

Scale 1/1250. Enlarged from 1/2500

COUNTY OF EAST SUSSEX
EASTBOURNE DISTRICT



Crown Copyright Reserved

EB 12235

This official copy is incomplete without the preceding notes page.

welcome to
Friday Street,
Eastbourne

- GUIDE PRICE £50,000 - £75,000
- Benefiting from access via Friday Street and extending through to Sorrel Drive at the rear.
- Boundary drawings are indicative only and not to scale.
- Contact Fox and Sons today for further information.
-

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

guide price

£50,000



view this property online fox-and-sons.co.uk/Property/LGL107587



Property Ref:
LGL107587 - 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 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.



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk