



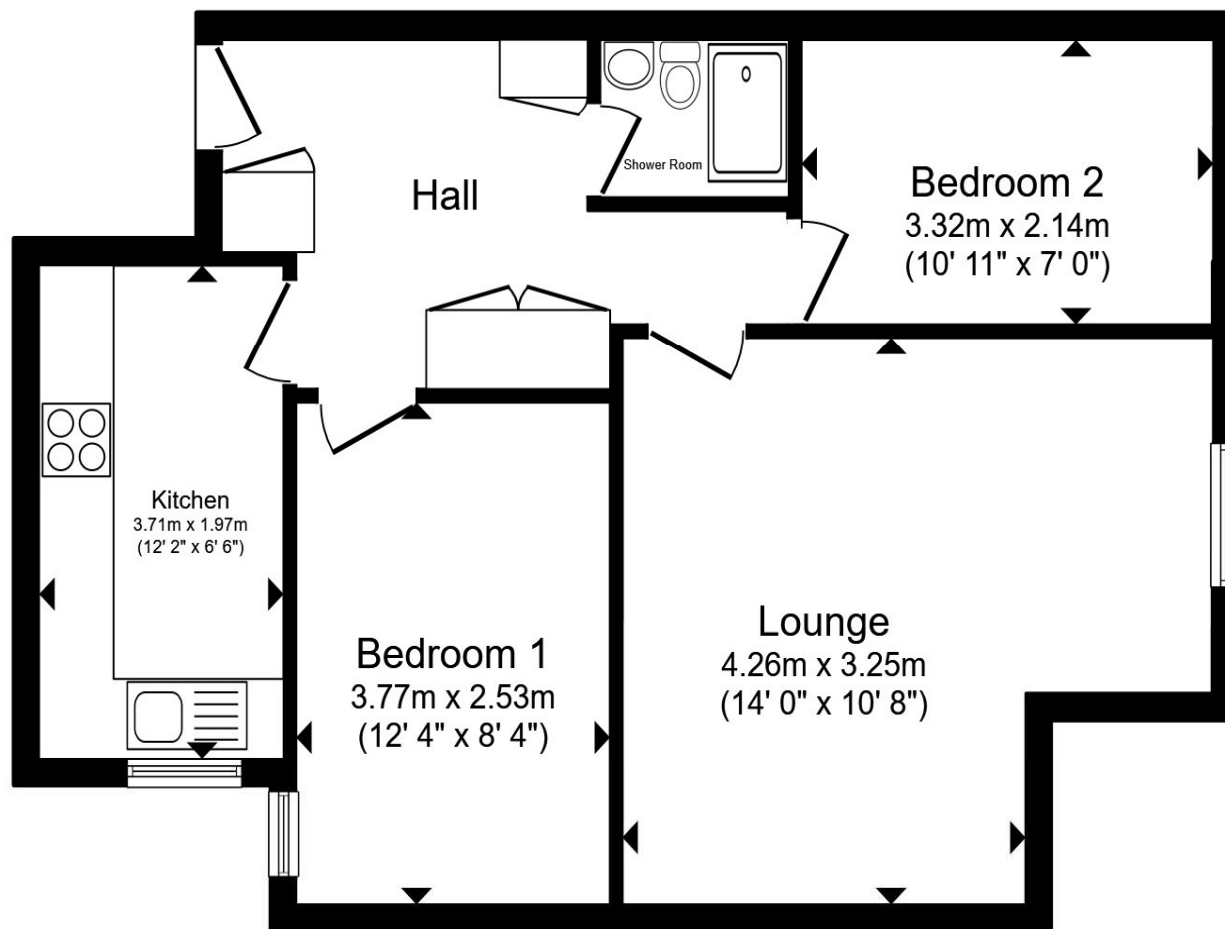
Pebble House Broad Oak Close, Eastbourne BN23 8LL

welcome to

Pebble House Broad Oak Close, Eastbourne

Fox & Sons are delighted to present to the market this spacious and well presented two double bedroom ground floor apartment, located close to local amenities, schools and transport links.





Communal Entrance Hall

Entrance Hall

Lounge/Dining Room

14' x 10' 8" (4.27m x 3.25m)

Kitchen

12' 2" x 6' 6" (3.71m x 1.98m)

Bedroom One

12' 4" x 8' 4" (3.76m x 2.54m)

Bedroom Two

10' 11" x 7' (3.33m x 2.13m)

Shower Room

Allocated Parking

Agent's Note

Total floor area 54.3 m² (585 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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Pebble House Broad Oak Close, Eastbourne

- TWO DOUBLE BEDROOMS
- SPACIOUS GROUND FLOOR APARTMENT
- L-SHAPED LOUNGE/DINING ROOM
- DOUBLE GLAZING THROUGHOUT
- BRAND NEW SHOWER ROOM FITTED

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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 **£150,000**



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111940



Property Ref:
LGL111940 - 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.

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