



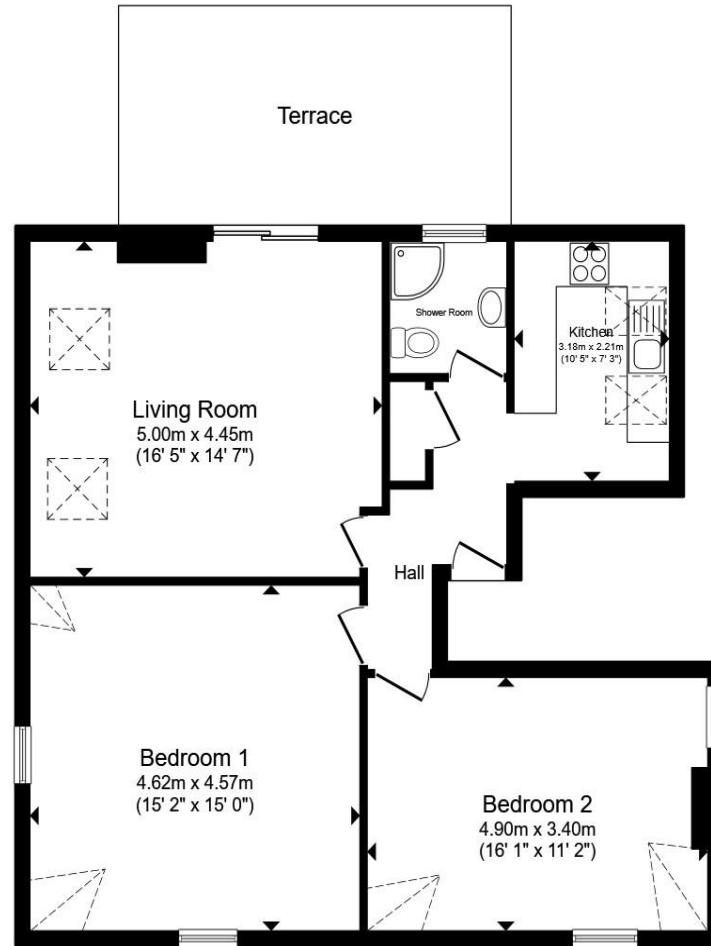
**Bowes House Enys Road, Eastbourne BN21 2DX**

**welcome to**

**Bowes House Enys Road, Eastbourne**

A well-presented two-bedroom top floor flat situated in the desirable Upperton area of Eastbourne. Featuring a spacious open-plan lounge/dining room and the added benefit of a private roof terrace, the property is conveniently located close to the town centre and mainline railway station.





**Communal Entrance Hall**

**Entrance Hall**

**Lounge / Dining Room**

**Kitchen**

**Bedroom 1**

**Bedroom 2**

**Bathroom**

**Roof Terrace**

**Total floor area 77.0 m<sup>2</sup> (829 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](http://www.propertybox.io)



welcome to

## Bowes House Enys Road, Eastbourne

- TWO BEDROOM TOP FLOOR FLAT
- PRIVATE ROOF TERRACE
- OPEN PLAN LOUNGE/DINING ROOM
- SOUGHT-AFTER UPPERTON LOCATION
- BRIGHT & SPACIOUS ACCOMMODATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2256.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£275,000**



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.



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120718](https://fox-and-sons.co.uk/Property/EBN120718)



Property Ref:  
EBN120718 - 0002

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