



Church Street, Old Town Eastbourne BN21 1QJ

welcome to

Church Street, Old Town Eastbourne

****GUIDE PRICE £215,000-£235,000****

A beautifully presented 2-bedroom split level maisonette located Old Town, Eastbourne. This modern home features a bright living space with a fitted kitchen, an en - suite to the master bedroom, a contemporary family bathroom, and attractive views across Old Town.



Entrance Hall**Lounge**

Double glazed window to the front and side aspect.
Radiator.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven and electric hob. Tiled splash back. Space for fridge / freezer. Space and plumbing for washing machine. Integral dish washer. Radiator. Cupboard containing boiler. Breakfast bar. Double glazed window to the front aspect.

Bedroom 1

Double glazed window to the front and side aspect. Restricted head height. Radiators.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Spotlighting.

Bedroom 2

Double glazed window to the front and side aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator. Extractor fan. Loft access. Double glazed window.



view this property online fox-and-sons.co.uk/Property/EBN120872



welcome to

Church Street, Old Town Eastbourne

- *** GUIDE PRICE £215,000-£235,000 ***
- TWO BEDROOM MAISONETTE
- SPLIT LEVEL OVER FOUR FLOORS
- EN - SUITE TO MASTER BEDROOM
- SEPARATE FAMILY BATHROOM

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Nov 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£215,000 - £235,000



view this property online fox-and-sons.co.uk/Property/EBN120872



Property Ref:
EBN120872 - 0006

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.

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.



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk