



Eshton Road, Eastbourne BN22 7ER

welcome to

Eshton Road, Eastbourne

****GUIDE PRICE - £300,000 - £320,000****

A three bedroom end of terrace house with additional loft room currently being used as a bedroom. Ideally located close to Eastbourne seafront the property further offers; two receptions rooms, kitchen, bathroom and rear garden. Call today to arrange a viewing!





Entrance Porch

Entrance Hall

Lounge

14' 8" into bay x 10' 10" into recess (4.47m into bay x 3.30m into recess)

Dining Room

12' 1" max x 8' 7" max (3.68m max x 2.62m max)

Kitchen

14' 2" x 9' 7" (4.32m x 2.92m)

First Floor Landing

Bedroom 1

14' 4" into recess x 11' 9" (4.37m into recess x 3.58m)

Bedroom 2

12' 1" x 8' 8" into recess (3.68m x 2.64m into recess)

Bedroom 3

11' 9" max x 10' max (3.58m max x 3.05m max)

Loft Room

14' 1" max x 11' 7" (4.29m max x 3.53m)

Bathroom

Rear Garden

Total floor area 107.8 m² (1,160 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.focalagent.com

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- *** GUIDE PRICE - £300,000 - £320,000 ***
- THREE BEDROOMS WITH ADDITIONAL LOFT ROOM
- TWO RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS ACCOMMODATION THROUGHOUT

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

Guide Price

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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.

view this property online fox-and-sons.co.uk/Property/EBN121343



Property Ref:
EBN121343 - 0004

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.


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