



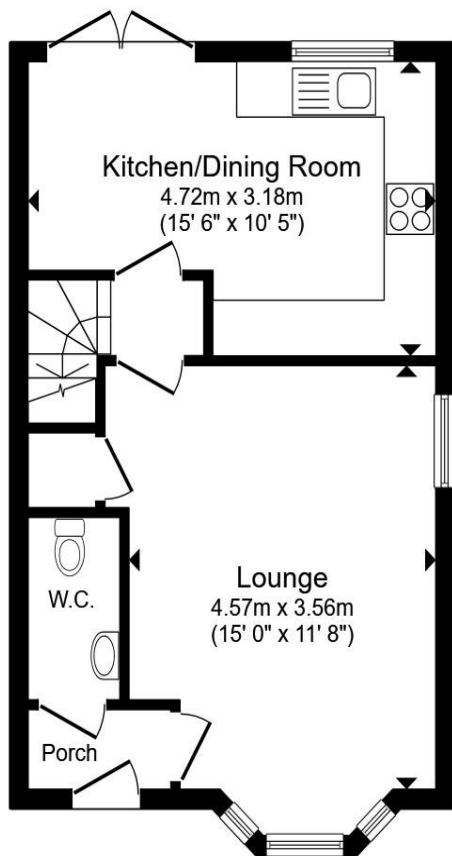
St. Martins Road, Eastbourne BN22 0LG

welcome to

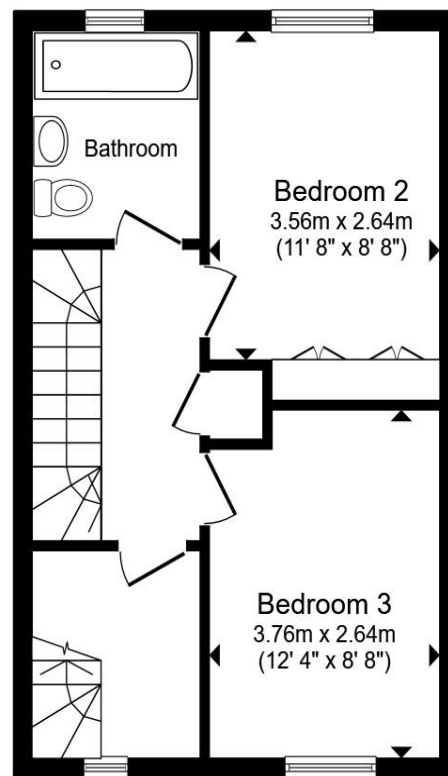
St. Martins Road, Eastbourne

A modern three-bedroom townhouse in the popular Lower Willingdon area, arranged over three floors. Features include an open-plan kitchen/dining room, lounge, cloakroom, two bedrooms and family bathroom, plus a top-floor master with en-suite. Benefits from off-road parking and a large rear garden.

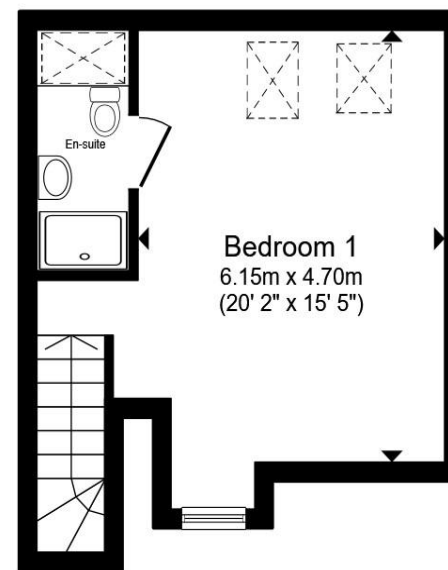




Ground Floor



First Floor



Second Floor

Entrance Porch

Lounge

Open Plan Kitchen/ Dining Room

Cloakroom

First Floor Landing

Bedroom 2

Bedroom 3

Bathroom

Second Floor Landing

Bedroom 1

En - Suite

Rear Garden

Off Street Parking

Total floor area 97.6 m² (1,051 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

welcome to

St. Martins Road, Eastbourne

- THREE BEDROOM TOWNHOUSE
- ***GUIDE PRICE £350,000 - £370,000***
- OPEN-PLAN KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- GROUND FLOOR CLOAKROOM

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£350,000 - £370,000



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.

view this property online fox-and-sons.co.uk/Property/EBN121005



Property Ref:
EBN121005 - 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.

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Please note the marker reflects the
postcode not the actual property