



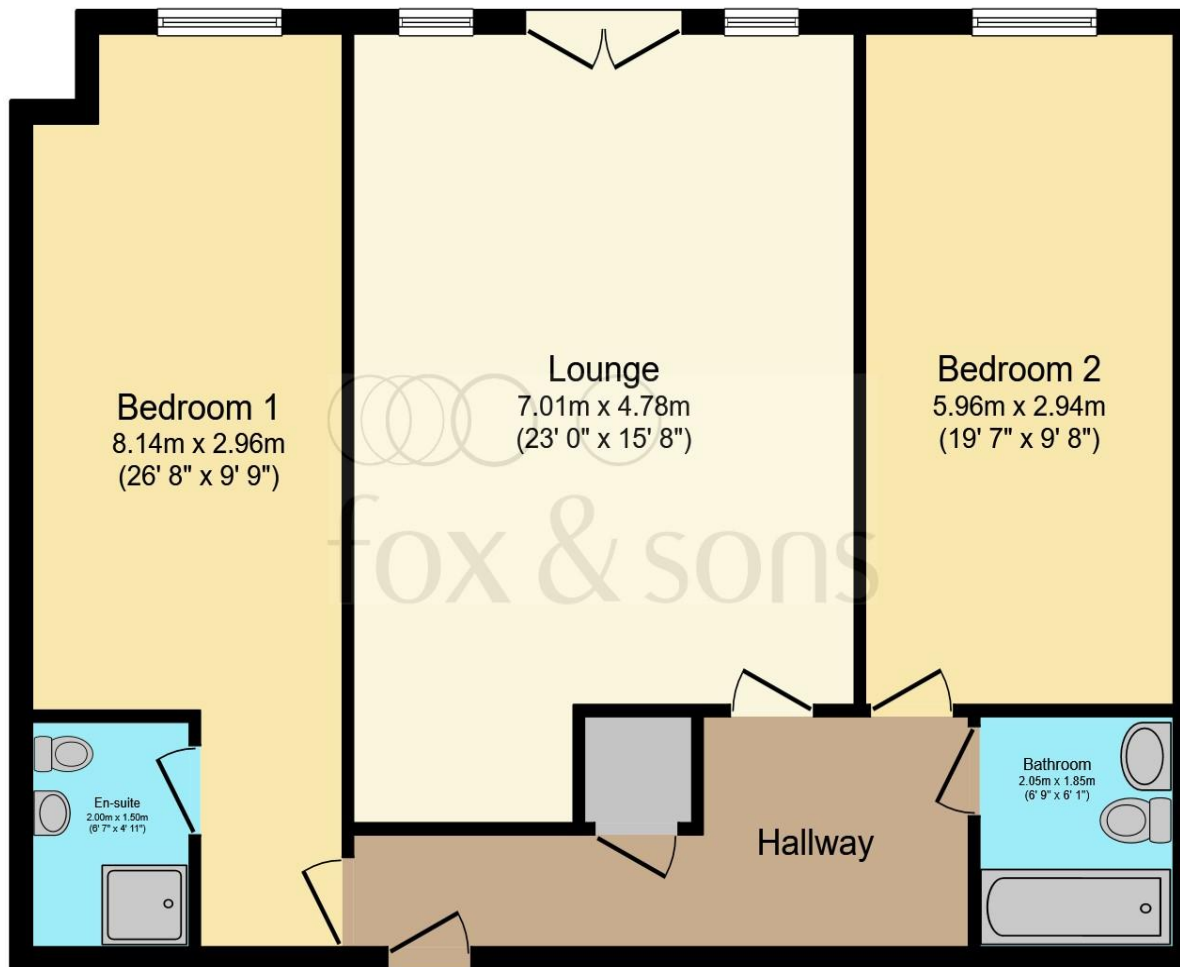
Winchelsea Road, Eastbourne BN22 7PR

welcome to

Winchelsea Road, Eastbourne

A well-presented and spacious two-bedroom top floor apartment located close to Princes Park and Eastbourne seafront. Benefiting from an open-plan lounge/dining/kitchen, master bedroom with en suite, allocated parking, and a passenger lift.





Entrance Hall

Lounge/Kitchen

23' x 15' 8" (7.01m x 4.78m)

Bedroom One

6' 7" x 4' 11" (2.01m x 1.50m)

En Suite

6' 7" x 4' 11" (2.01m x 1.50m)

Bedroom Two

19' 7" x 9' 8" (5.97m x 2.95m)

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Allocated Parking

Agent's Note

Total floor area 87.8 m² (945 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

welcome to

Winchelsea Road, Eastbourne

- Purpose Built Two Bedroom Top Floor (3rd) Flat
- Open Plan Lounge/Dining Room/Kitchen
- Master Bedroom with En Suite
- Share of Freehold
- Gas Central Heating & Double Glazing

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1776.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



view this property online fox-and-sons.co.uk/Property/LGL111640



Property Ref:
LGL111640 - 0007

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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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 cannot be refunded, even if the property purchase does not go ahead.



fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk