



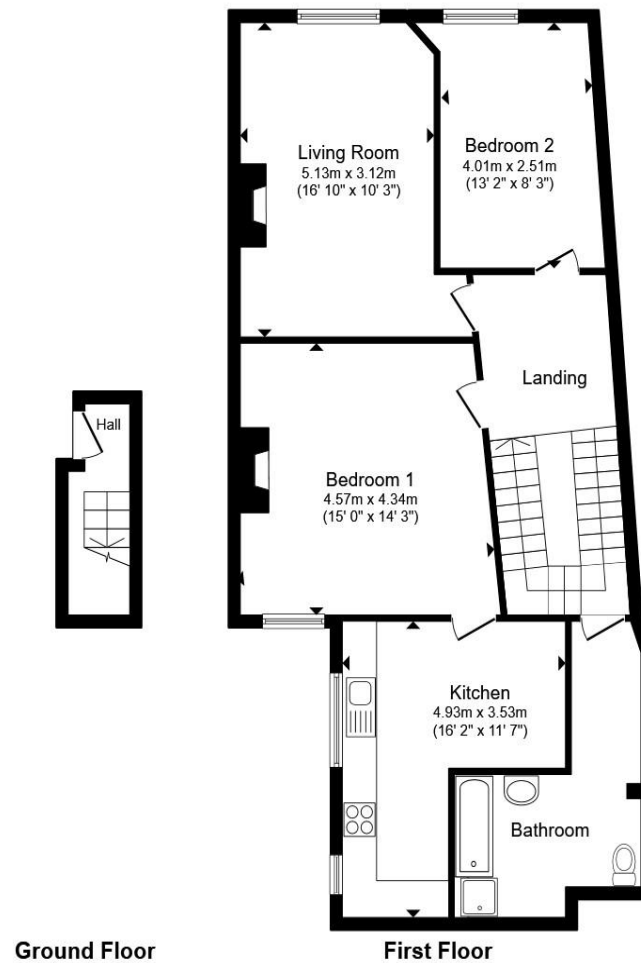
**South Street, Eastbourne BN21 4XB**

**welcome to**

## **South Street, Eastbourne**

A well-located second floor apartment offering two bedrooms in the highly desirable Little Chelsea area. Situated in the town centre and offered chain free, this property is ideal for first-time buyers, investors or those looking to downsize, with shops, cafés and transport links.





## Communal Entrance

## Entrance Hall

## Half Landing

## Lounge

14' 7" max x 14' 10" into recess ( 4.45m max x 4.52m into recess )

## Kitchen

15' 10" x 11' 8" ( 4.83m x 3.56m )

## Bedroom 1

13' 3" into recess x 16' 9" ( 4.04m into recess x 5.11m )

## Bedroom 2

12' 10" x 8' 8" into recess ( 3.91m x 2.64m into recess )

## Bathroom

Total floor area 91.0 m<sup>2</sup> (979 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

## South Street, Eastbourne

- TWO BEDROOM SECOND FLOOR FLAT
- CHAIN FREE
- TOWN CENTRE LOCATION
- SOUGHT-AFTER LITTLE CHELSEA
- CLOSE TO SHOPS & CAFÉS

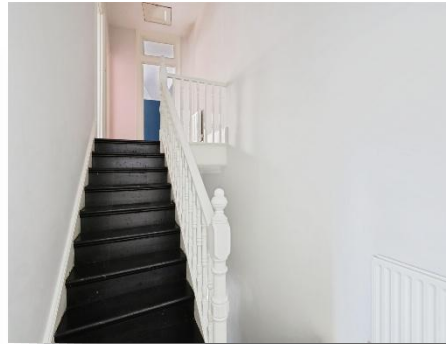
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £195,000



### 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/EBN121002](https://fox-and-sons.co.uk/Property/EBN121002)



Property Ref:  
EBN121002 - 0006

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Please note the marker reflects the  
postcode not the actual property