

Silverdale Road,Eastbourne BN20 7AZ

fox & sons

welcome to

Silverdale Road, Eastbourne

Situated in the Meads area of Eastbourne, this spacious two-bedroom first floor flat offers well-presented accommodation throughout, featuring a bright lounge, fitted kitchen, en-suite to the second bedroom, Jack and Jill bathroom, and attractive communal gardens.



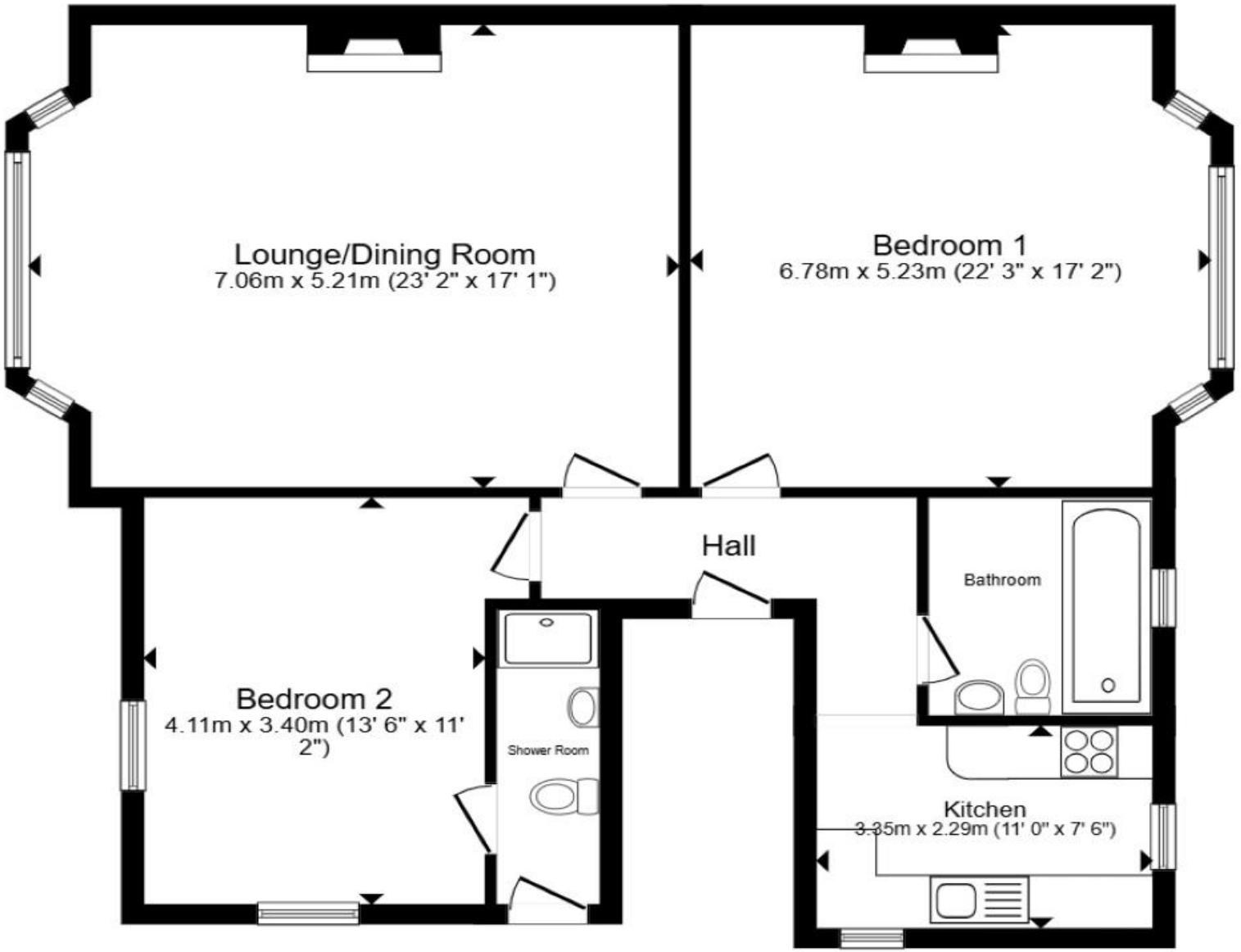












Communal Entrance

Entrance Hall

Lounge
23' 4" into bay x 17' into recess (7.11m into bay x 5.18m into recess)

Kitchen
11' x 7' 6" (3.35m x 2.29m)

Bedroom 1
17' 2" into recess x 22' 3" into bay (5.23m into recess x 6.78m into bay)

Bedroom 2
15' 1" into recess x 13' 11" max (4.60m into recess x 4.24m max)

En - Suite

Jack And Jill Bathroom

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- TWO BEDROOM FIRST FLOOR FLAT
- EN-SUITE TO SECOND BEDROOM
- JACK & JILL BATHROOM
- SPACIOUS LOUNGE
- FITTED KITCHEN

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3000.00
Ground Rent: 112.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 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

£240,000 - £260,000







view this property online fox-and-sons.co.uk/Property/EBN121536

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.



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
EBN121536 - 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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