



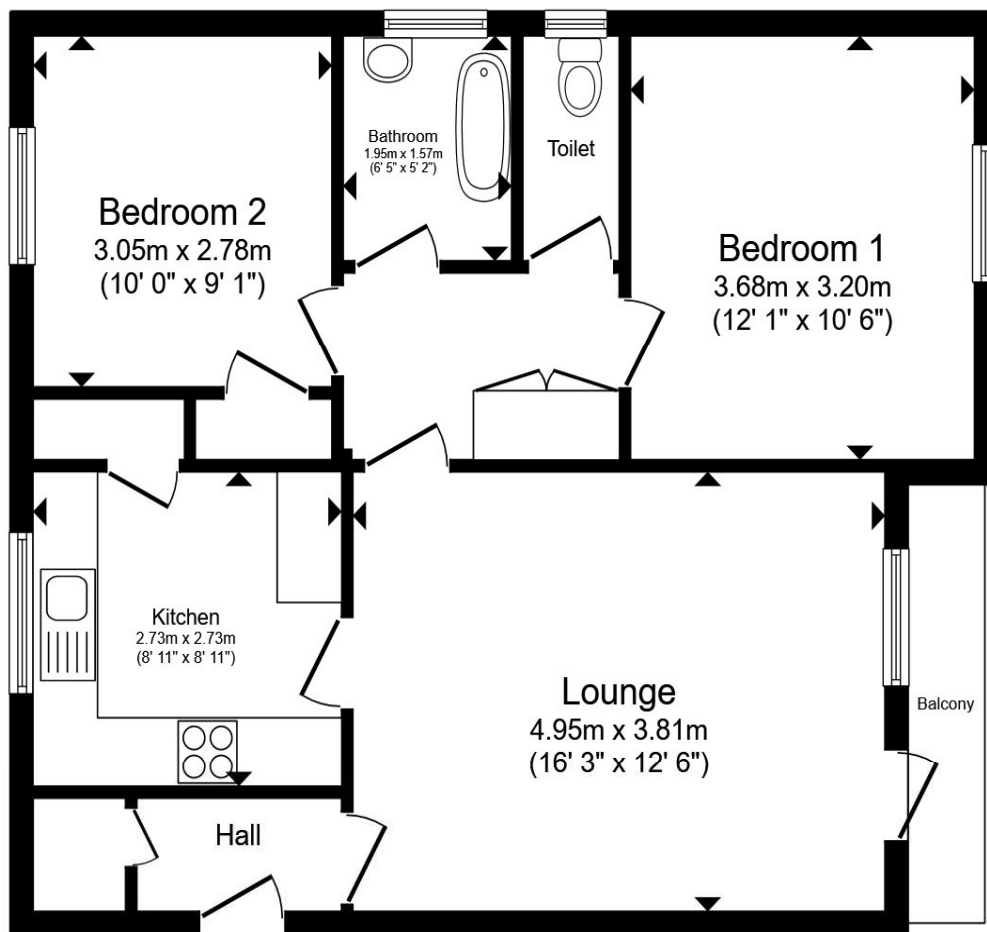
Northumberland Court Fletching Road, Eastbourne BN22 9DX

welcome to

Northumberland Court Fletching Road, Eastbourne

Two bedroom ground floor flat in the popular Hampden Park area, featuring a private balcony, external storage and spacious accommodation throughout. Conveniently located close to local amenities, schools and Hampden Park station, making it an ideal first-time buy or investment.





Total floor area 63.2 m² (680 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



Communal Entrance

Entrance Hall

Lounge

16' 3" x 12' 6" (4.95m x 3.81m)

Balcony

Kitchen

8' 11" x 8' 11" (2.72m x 2.72m)

Bedroom One

12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom Two

10' x 9' 1" (3.05m x 2.77m)

Bathroom

6' 5" x 5' 2" (1.96m x 1.57m)

Seperate W/C

Agent's Note

welcome to

Northumberland Court Fletching Road, Eastbourne

- TWO BEDROOM GROUND FLOOR FLAT
- PRIVATE BALCONY
- SPACIOUS LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM

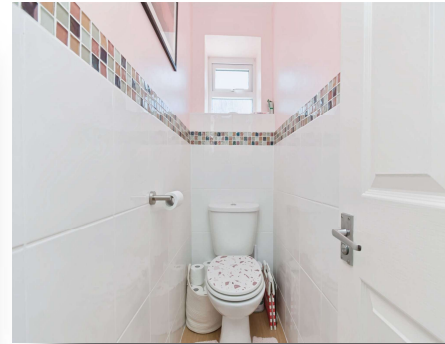
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 865.20

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL112222



Property Ref:
LGL112222 - 0002

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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fox & sons



01323 735561



langney@fox-and-sons.co.uk



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



fox-and-sons.co.uk