



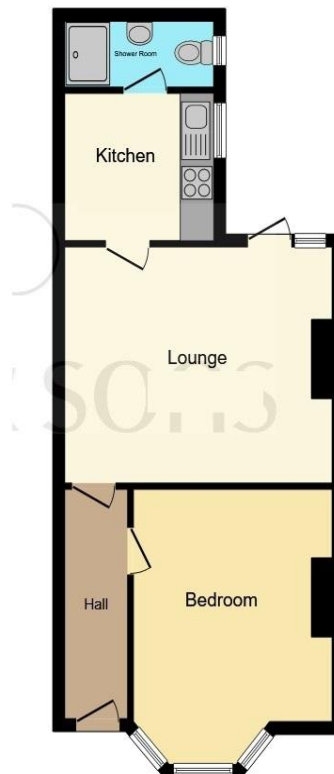
Ceylon Place, Eastbourne BN21 3JE

welcome to

Ceylon Place, Eastbourne

A one-bedroom flat situated in the heart of Eastbourne town centre, close to shops, amenities, transport links and the seafront. The accommodation comprises a lounge, kitchen, double bedroom and bathroom, with the added benefit of a share of the freehold. Ideal for first-time buyers or investors.





Floor Plan

total floor area 97.1 sq.m. (1,045 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Communal Entrance

Entrance Hall

Lounge

15' 9" into recess x 16' 10" into bay (4.80m into recess x 5.13m into bay)

Kitchen

12' 4" max x 8' 9" max (3.76m max x 2.67m max)

Landing

Bedroom

12' 5" x 9' 9" into recess (3.78m x 2.97m into recess)

Shower Room

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- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE
- FITTED KITCHEN
- TOWN CENTRE LOCATION
- SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000

view this property online fox-and-sons.co.uk/Property/EBN121292



Property Ref:
EBN121292 - 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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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



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