



- > converted first floor one bed balcony flat
- > recently refurbished, decorated & carpeted
- > between Eastbourne Pier and town centre

Flat 2, 7 Elms Avenue, Eastbourne, East Sussex, BN21 3DN

tenure:

Leasehold with vacant possession.

location:

Situated about 100 yards from Eastbourne seafront, between Eastbourne Pier and town centre. The railway station is less than one mile away.

accommodation:

Ground Floor: Communal Entrance Hall with stairs to:-

First Floor: Entrance Hall, spacious southerly facing Lounge with doors to balcony, middle fitted Kitchen, rear Bedroom, internal Shower Room/WC.

outside:

Front southerly aspect full width Balcony.

lease:

The lease is for a term of 99 years from 24th June 1985. Ground rent £25 pa.

nb:

The flat has a gas fired central heating system, which Fox & Sons have not tested. The flat has been updated with new décor and carpeting.



viewing: Please inspect the viewing schedule on the Addendum. Please also contact the office below to confirm your viewing as staff will NOT automatically attend the listed times unless you do.



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PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT