



**Belmore Road, Eastbourne BN22 8AY**

**welcome to**

**Belmore Road, Eastbourne**

\*\*\*GUIDE PRICE £170,000-£180,000\*\*\*

An extremely well presented one bedroom ground floor flat with its own PRIVATE REAR GARDEN close to local shops, seafront and town centre in the popular Seaside area. Benefiting from a modern kitchen & bathroom, utility room and bay fronted living room.



## Communal Entrance Porch

Door leading to:

## Entrance Hall

## Lounge

13' 10" into bay x 13' 8" into recess ( 4.22m into bay x 4.17m into recess )

Double glazed bay window to the front aspect. Fire place. Radiator.

## Kitchen

9' 9" x 11' 1" max ( 2.97m x 3.38m max )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Under stairs cupboard. Radiator. Door leading to:

## Utility Room

6' 7" x 6' ( 2.01m x 1.83m )

Double glazed window and door to the side aspect. Work top surfaces. Space and plumbing for washing machine.

## Bedroom

12' 5" x 11' 2" into recess ( 3.78m x 3.40m into recess )

Double glazed window to the rear aspect. Radiator.

## Bathroom

Comprising a bath with mixer taps with over head shower attachment. Airing cupboard. Heated towel rail. Low level W.C. Double glazed window to the rear aspect.

## Private Rear Garden

Hard standing area adjoining the property with outside storage cupboard. Patio seating area. Shrubs. Trees. Rear gate with access to rear walkway.



Total floor area 52.9 m<sup>2</sup> (569 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.focalagent.com](http://www.focalagent.com)



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welcome to

## Belmore Road, Eastbourne

- ONE BEDROOM GROUND FLOOR FLAT
- PRIVATE GARDEN
- MODERN KITCHEN AND BATHROOM
- BAY FRONTED LOUNGE
- UTILITY ROOM

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£170,000 - £180,000**



Please note the marker reflects the postcode not the actual property

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