

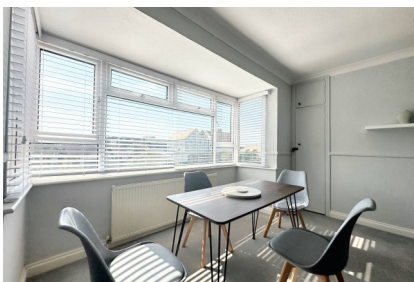
C&L

carruthersandluck
salesandlettings

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EPC : D

£199,950



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A fantastic opportunity to purchase a 1 bedroom first floor flat ideally located close to the Cliff Top Promenade, shops, cafes and much more. Close by there are also bus services to Brighton City Centre and Eastbourne Town Centre.

Behind the private front door is stairs that lead to the entrance hall. The kitchen is west facing and fitted with a range of base cupboards and drawers with matching wall cupboards. There is also a built in oven and hob and space for all other appliances. Through to the living room this is a fantastic space being dual aspect from two large bay windows allowing natural light to flood through. There is more than enough space for all necessary living furniture.

Onto the double bedroom, this is also a good size and has a bay window. To complete the internal accommodation is a bathroom to comprise of a panelled bath with shower over, wash basin and wc.

If you are looking for a flat ideally located for bus services and walks along the promenade, then look no further.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 9'5" into bay x 14'1" into bay (5.91m x 4.29m)

WEST FACING KITCHEN 7'7" x 5' (2.31m x 1.52m)

BEDROOM 13' x 11'7" (3.96m x 3.53m)

WEST FACING BATHROOM/WC 7'6" x 4'10" (2.28m x 1.47m)

Council tax band: B

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them.

The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

Any floor plans shown are for identification purposes only and are not to scale

Directors: Paul Carruthers Stephen Luck