



HOME + CASTLE
ESTATE AGENTS

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Beach Road, Eastbourne, BN22 7EU

Leasehold | Flat | 2 Bedrooms

A stunning flat created from a character Victorian terraced house. The property has been decorated with a pleasing, bright neutral décor and fully fitted carpets throughout. The kitchen offers an especially large area for both cooking and entertaining and is finished with a wide range of built in units and wall cupboards and integrated appliances. The apartment is perfectly situated within easy walking distance of Eastbourne's promenade, beach and amenities. Available with no onward chain.

FOR SALE
LEASEHOLD
£200,000

for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Location

As the road name suggest, the apartment is located within a short walk of Eastbourne's seafront and beach. The Victorian promenade offers a range of amenities, eateries and views. The town's train station and shopping district are also within walking distance, ideal for those needing to commute but wanting to live by the sea.

Approach

Pathway leads from the front garden to the Communal glazed entrance door;

Entrance Hall 16'1" x 7'3" (4.92 x 2.21)

The flat is accessed from the entrance hall with panel door and Yale lock to the large hallway.

Lounge 15'2" x 10'6" (4.64 x 3.21)

An extremely well-appointed room. The room benefits from brand new fitted carpets, new radiator and has been decorated in a pleasing neutral décor.

Kitchen 14'9" x 10'7" (4.52 x 3.24)

A stunning room with a particularly large dining area. The kitchen has recently been installed and benefits from a range of wall cupboards and base units. A large work surface to three sides has a built in stainless steel hob unit with extractor above and stainless steel inset sink unit. A built in electric oven, dishwasher and ample space for white goods allows this generously proportioned room to become the Hub of the home.

Bedroom 1 12'4" x 11'9" (3.77 x 3.59)

A Double room, with fitted carpets, radiator and bay window overlooking the front of the property.

Bedroom 2 12'2" x 6'3" (3.73 x 1.92)

A neutrally decorated room with fitted carpet and radiator

Bathroom 8'3" x 6'3" (2.52 x 1.91)

Undoubtedly a feature of the property, the bathroom is immaculate and has been finished with contemporary white tiled walls with chrome heated towel rail. A panel bath with shower ceramic disc taps and shower mixer with glass shower door. Wash hand basin with lever action tap and close-coupled WC.

Additional Information

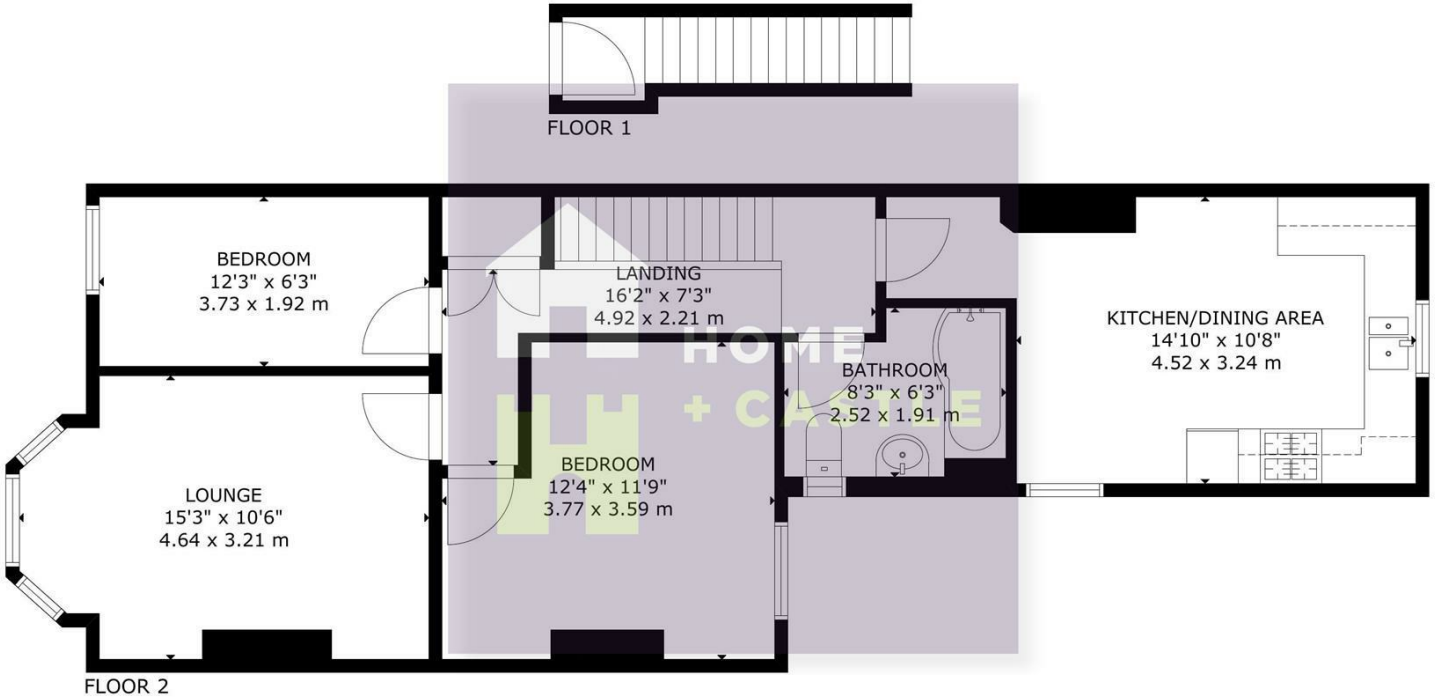
Council tax band - A

EPC Rating: C

Lease Information: to be sold with a new 125 year lease.

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are

Floor Plan



GROSS INTERNAL AREA
TOTAL: 68 m²/734 sq.ft
FLOOR 1: 3 m²/34 sq.ft, FLOOR 2: 65 m²/700 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

