



HOME + CASTLE
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**VIEWING HIGHLY
RECOMMENDED**



**new
instruction**



The Avenue, Eastbourne, BN21 3FE

Leasehold | Flat - Purpose Built | 2 Bedrooms

An executive two bedroom apartment that is centrally located in Eastbourne and has the benefit of of a integral GARAGE. Occupying an elevated position on the third floor of this purpose built block, it has rooftop views from the two southerly facing balconies, that in turn flood the space with natural light. The kitchen has a range of integrated appliances and is open plan to the dual aspect living space. The modern bathroom, double bedroom and master en suite bedroom complete the accommodation. Chain free.

FOR SALE
LEASEHOLD
£325,000

Location

The Avenue is a tree lined road within easy walking distance of Eastbourne town centre and train station. Perfect for those commuting onwards to Brighton, Lewes or London Victoria.

Communal Entrance

The very well maintained communal entrance offers access to the internal bike store, with lift and stairs rising to the third floor.

Hallway

Two built in storage cupboards, one of which is housing the boiler. The other is ideal as a Cloaks cupboard. Entryphone handset, carpet, radiator and inset ceiling spot lights. LVT flooring.

Bathroom

A contemporary suite comprising of wall hung basin with storage below, toilet with concealed cistern, 'P' shaped bath with thermostatic shower over and glazed screen. Wall mirror with built in light that is set over the basin. Double glazed window with obscured glass. Extractor and inset ceiling spotlights.

Master Bedroom with balcony 14'5" x 11'3" (4.4 x 3.45)

Double built in wardrobes with sliding mirror doors. Fitted with hanging rails, shelving and drawers. Double glazed window and door leading out to southerly balcony. Both of which have integrated blinds. Carpet, ceiling light and inset spotlights. Radiator and power points.

En suite

Wall hung basin with storage, toilet with concealed cistern and large mirror with integrated lighting. Chrome ladder radiator. Double shower cubicle with dual shower head. LVT flooring, extractor and inset ceiling spotlights.

Bedroom Two 13'9" x 10'4" (4.2 x 3.15)

Built in wardrobes with mirrored doors, hanging rails and drawers. Ceiling light, carpet, power points, radiator and double glazed window.

Open Plan Living Space 17'10" x 14'1" (5.45 x 4.3)

Kitchen

Fitted with a range of wall and floor units finished with white gloss cabinetry. Integrated appliances include eye level oven, microwave oven, fridge freezer, 5 ring gas hob, concealed extractor, washing machine and dishwasher. Stone effect worktop with stainless steel sink set under a window to the side aspect. Inset ceiling lights and under counter lighting.

Lounge

The LVT flooring continues from the hallway into this space which is flooded with natural light from the

southerly facing window and door which leads out to the second balcony. Ceiling light and inset ceiling spotlights. Power points and radiator.

Garage 20'8" x 9'2" (6.3 x 2.8)

Integral private garage with roller door and door to building.

Additional Information

Council Tax Band: B

EPC Rating: B

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

Lease Information

Lease: We understand that there is the remainder of 999 year lease which commenced in 2019.

Maintenance Charges: £2160 per annum plus electricity usage in garage.

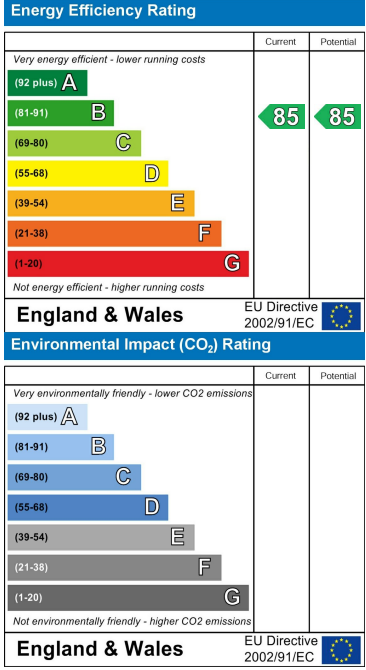
Ground Rent: £394 per annum

Floor Plan

Area Map



Energy Efficiency Graph



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